

18077-CPI

AFTER RECORDING RETURN TO:

Edge Homes Utah, LLC
Attn: Paxton Guymon, Esq.
13702 S. 200 W. B-12
Draper, Utah 84020

14263277 B: 11504 P: 478 Total Pages: 3
07/11/2024 03:10 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Tax ID: 26-34-224-02, 26-34-276-022

SPECIAL WARRANTY DEED

OLYMPIA RANCH 4, LLC, a Utah limited liability company ("Grantor"), having an address of 527 E. Pioneer Road, #200, Draper, Utah 84020, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to EDGE HOMES UTAH, LLC, a Utah limited liability company ("Grantee"), having an address at 13702 S. 200 W. B-12, Draper, Utah 84020, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all roadways, alleys, rights-of-ways, easements, servitudes and privileges, development rights, air rights, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including any right, title and interest of Seller in and to any streets, roads and alleys adjoining said real Project; and together with all improvements located thereon; excluding, however, any water rights or any other interests in or to water, and any right, title or interest in or to minerals or mineral rights.

SUBJECT ONLY TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations of any applicable property owners association; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; and (v) all matters which an accurate ALTA survey of the Property and/or a careful inspection of the Property would disclose or show.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 9 day of July, 2024.

GRANTOR:

Olympia Ranch 4, LLC,
a Utah limited liability company



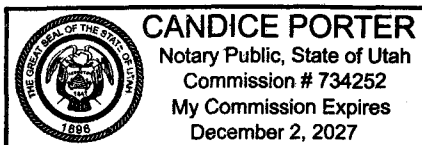
Ryan Button, Manager

STATE OF UTAH)
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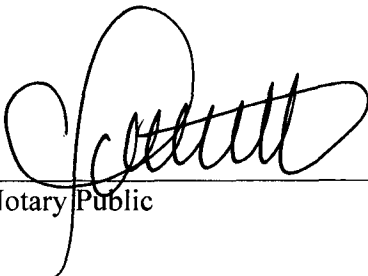
COUNTY OF SALT LAKE)

On this 9 day of July, 2024 before me personally appeared Ryan Button whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the Manager of Olympia Ranch 4, LLC, a Utah limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company in his capacity as Manager.

WITNESS my hand and official seal.



SEAL:



Notary Public

Exhibit A to Special Warranty Deed

Legal Description

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°32'10" East 206.97 feet; thence Southeasterly 307.56 feet along the arc of a 523.50 foot radius curve to the right (center bears South 00°27'50" West and the chord bears South 72°42'19" East 303.15 feet with a central angle of 33°39'41"); thence Southeasterly 120.08 feet along the arc of a 68.50 foot radius curve to the right (center bears South 35°26'36" West and the chord bears South 04°20'10" East 105.29 feet with a central angle of 100°26'28"); thence South 44°36'10" West 7.96 feet; thence South 45°23'50" East 133.50 feet; thence North 44°36'10" East 22.12 feet; thence Southeasterly 186.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54"); thence South 38°50'05" East 47.56 feet; thence Southeasterly 117.49 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 32°55'46" East 117.29 feet with a central angle of 11°48'37"); thence Southeasterly 142.71 feet along the arc of a 300.00 foot radius curve to the right (center bears South 62°58'49" West and the chord bears South 13°23'30" East 141.37 feet with a central angle of 27°15'22"); thence South 00°14'11" West 66.62 feet; thence North 89°48'15" West 202.47 feet; thence Southeasterly 58.65 feet along the arc of a 277.50 foot radius curve to the right (center bears South 78°09'01" West and the chord bears South 05°47'43" East 58.54 feet with a central angle of 12°06'31"); thence South 00°15'33" West 234.99 feet; thence Southwesterly 97.38 feet along the arc of a 50.00 foot radius curve to the right (center bears North 89°28'54" West and the chord bears South 56°18'51" West 82.70 feet with a central angle of 111°35'31"); thence Northwesterly 21.62 feet along the arc of a 30.00 foot radius curve to the left (center bears South 22°06'36" West and the chord bears North 88°32'01" West 21.15 feet with a central angle of 41°17'14"); thence South 70°49'22" West 99.65 feet; thence Southwesterly 33.75 feet along the arc of a 177.50 foot radius curve to the right (center bears North 19°10'38" West and the chord bears South 76°16'10" West 33.70 feet with a central angle of 10°53'35"); thence Southwesterly 23.48 feet along the arc of a 15.00 foot radius curve to the left (center bears South 08°17'03" East and the chord bears South 36°52'20" West 21.16 feet with a central angle of 89°41'14"); thence South 71°43'45" West 55.83 feet; thence Northwesterly 106.21 feet along the arc of a 677.50 foot radius curve to the right (center bears North 81°11'04" East and the chord bears North 04°19'27" West 106.10 feet with a central angle of 08°58'57"); thence North 00°10'01" East 367.08 feet; thence Northeasterly 16.48 feet along the arc of a 50.00 foot radius curve to the right (center bears South 89°49'41" East and the chord bears North 09°36'52" East 16.41 feet with a central angle of 18°53'05"); thence South 89°58'24" West 262.94 feet; thence North 00°04'33" West 407.95 feet; thence Northwesterly 118.39 feet along the arc of a 522.50 foot radius curve to the left (center bears South 12°54'22" West and the chord bears North 83°35'06" West 118.13 feet with a central angle of 12°58'55"); thence South 89°55'27" West 20.84 feet; thence North 00°04'33" West 228.66 feet to the point of beginning. (aka proposed Mt. Rainier at Olympia Phase 1)

186935-CPI

AFTER RECORDING RETURN TO:

Edge Homes Utah, LLC
Attn: Paxton Guymon, Esq.
13702 S. 200 W. B-12
Draper, Utah 84020

14349868 B: 11552 P: 116 Total Pages: 3
02/21/2025 03:49 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcel No(s): 26-34-226-079, 26-34-276-024

SPECIAL WARRANTY DEED

OLYMPIA RANCH 4, LLC, a Utah limited liability company ("Grantor"), having an address of 527 E. Pioneer Road, #200, Draper, Utah 84020, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to EDGE HOMES UTAH, LLC, a Utah limited liability company ("Grantee"), having an address at 13702 S. 200 W. B-12, Draper, Utah 84020, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all roadways, alleys, rights-of-ways, easements, servitudes and privileges, development rights, air rights, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including any right, title and interest of Seller in and to any streets, roads and alleys adjoining said real Project; and together with all improvements located thereon; excluding, however, any water rights or any other interests in or to water, and any right, title or interest in or to minerals or mineral rights.

SUBJECT ONLY TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations of any applicable property owners association; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters which an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 20 day of February, 2025.

GRANTOR:

Olympia Ranch 4, LLC,
a Utah limited liability company



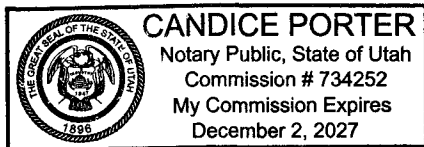
Ryan Button, Manager

STATE OF UTAH)
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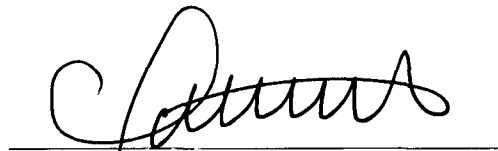
COUNTY OF SALT LAKE)

On this 20 day of February, 2025, before me personally appeared Ryan Button whose identity is personally known to or ~~proved~~ to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the Manager of Olympia Ranch 4, LLC, a Utah limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company in his capacity as Manager.

WITNESS my hand and official seal.



SEAL:



Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION**

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at a point being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°04'33" East 228.66 feet; thence North 89°55'27" East 20.84 feet; thence Southeasterly 118.39 feet along the arc of a 522.50 foot radius curve to the right (center bears South 00°04'33" East and the chord bears South 83°35'06" East 118.13 feet with a central angle of 12°58'55"); thence South 00°04'33" East 407.83 feet; thence West 90.58 feet; thence Southwesterly 16.40 feet along the arc of a 50.00 foot radius curve to the right (center bears North 62°58'34" West and the chord bears South 36°25'05" West 16.32 feet with a central angle of 18°47'17"); thence Southwesterly 19.92 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°11'17" East and the chord bears South 22°59'22" West 19.39 feet with a central angle of 45°38'42"); thence South 00°10'01" West 38.62 feet; thence South 89°59'44" West 220.00 feet; thence North 00°10'01" East 70.38 feet; thence South 89°52'17" West 47.00 feet; thence Northwesterly 26.75 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°49'59" West and the chord bears North 44°55'08" West 24.08 feet with a central angle of 90°10'17"); thence South 89°59'44" West 81.24 feet; thence South 00°10'11" West 7.52 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped 5251295, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder; thence North 89°31'34" West 249.93 feet along the 1/16 section line and said established boundary; thence North 464.12 feet; thence South 89°32'10" East 70.97 feet; thence Northeasterly 26.86 feet along the arc of a 17.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°11'38" East 24.15 feet with a central angle of 90°32'23"); thence North 00°04'33" West 160.87 feet; thence South 89°32'10" East 495.98 feet to the point of beginning.

Tax Id No.: 26-34-226-079 and 26-34-276-024