

**When Recorded Mail This Deed To:**

Wasatch Springs Management Holdings, LLC  
5330 South 900 East, Suite 170  
Salt Lake City, Utah 84117

Tax Parcel Nos.: (Various – See Next Page)

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

Legacy Resorts, LLC, a Utah limited liability company, Grantor, whose current address is 700 H. Homestead Drive, Midway, Utah 84049, in consideration of the sum of ten dollars plus other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto Wasatch Springs Management Holdings, LLC, a Utah limited liability company, Grantee, whose current address is 5330 South 900 East, Suite 170, Salt Lake City, Utah 84117, the following described real property in Wasatch County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

WITNESS, the hand of said Grantor, this 17th day of November, 2023

Legacy Resorts, LLC, a Utah limited liability  
company

By: William K. Barton  
Name: William K. Barton  
Its: Owner

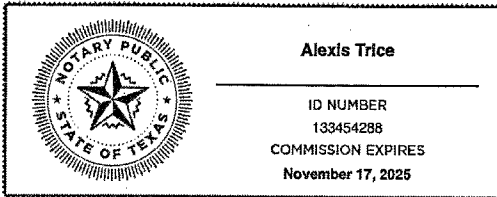
STATE OF Texas )

: ss.

COUNTY OF Harris )

On this 17th day of November, 2023, before me, the undersigned, personally appeared William K. Barton, known or identified to me to be a Manager of Legacy Resorts, LLC, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Alexis Trice

NOTARY PUBLIC

Residing at: Texas

My Commission Expires: 11/17/2025

Notarized online using audio-video communication

Tax ID No.'s:

- |              |              |
|--------------|--------------|
| 00-0020-9151 | 00-0020-9283 |
| 00-0020-9158 | 00-0020-9284 |
| 00-0020-9186 | 00-0020-9292 |
| 00-0020-9210 | 00-0020-9293 |
| 00-0020-9236 | 00-0020-9294 |
| 00-0020-9237 | 00-0020-9296 |
| 00-0020-9260 | 00-0020-9306 |
| 00-0020-9269 | 00-0020-3166 |
| 00-0020-9271 | 00-0020-3169 |
| 00-0020-9274 | 00-0020-3175 |
| 00-0020-9275 | 00-0020-3177 |
| 00-0020-9277 | 00-0020-3183 |

## EXHIBIT "A"

## (Legal Description of the Real Property)

## PARCEL 11:

Units 1020, 1023, 2011, 2013, and 2020, contained within ZERMATT RESORT PLAT "E", also known as THE VILLAS PHASE III, a Utah condominium project as identified in the Record of Survey Map recorded August 5, 2005 as Entry No. 286792 in Book 774 at Page 582, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium for The Villas at Zermatt Resort recorded February 8, 2002 as Entry No. 241536 in Book 545 at Page 100 in the Office of the Recorder of Wasatch County, Utah (as said Declaration may have been amended and/or supplemented), together with the appurtenant interest in and to the common areas, limited common areas and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.

## PARCEL 12:

Units 001, 008, 100, 127, 217, 218, 300, 309, 311, 317, 318, 320, 326, 327, 335, 336, 337, 340, and 403 of the HOTEL BARREN AT ZERMATT RESORT PLAT "F", a Utah condominium project as identified in the Record of Survey Map recorded December 3, 2002 as Entry No. 251358 in Book 591 of Plats at Page 188, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium for the Hotel Suites at Zermatt Resort recorded July 15, 2004 as Entry No. 273229 in Book 703 at Page 406 in the Office of the Recorder of Wasatch County, Utah, as said Declaration may have been supplemented or otherwise affected by an Affidavit recorded July 16, 2004 as Entry No. 273283 in Book 703 at Page 691 in the Office of the Recorder of Wasatch County, Utah (as said Declaration may have been further amended and/or supplemented), together with the appurtenant interest in and to the common areas, limited common areas and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.

As indicated in the Unit Affidavit referred to in Recital G in the Insured Mortgage and as ordered in that certain Final Judgment recorded February 5, 2020 as Entry No. 474149 in Book 1281 at Page 713 in the Office of the Recorder of Wasatch County, Utah, the above Hotel Barren Suites/Hotel Barren Units are now identified as:

Units 101, 108, 200, 227, 317, 318, 400, 409, 411, 417, 418, 420, 426, 427, 435, 436, 437, 440, and 503 of the HOTEL BARREN AT ZERMATT RESORT PLAT "F", a Utah condominium project as identified in the Record of Survey Map recorded December 3, 2002 as Entry No. 251358 in Book 491 of Plats at Page 118, (as said Record of Survey Map may have been amended and/or supplemented), and also the HOTEL DER BAER ZERMATT RESORT PLAT "F" AMENDED, a Utah condominium project as identified in the Record of Survey Map recorded June 17, 2010 as Entry No. 360151 in Book 1016 at Page 535, (as said Record of Survey Map may have been amended and/or supplemented), and as described in that certain Final Judgment recorded February 5, 2020 as Entry No. 474149 in Book 1281 at Page 713 in the Office of the Recorder of Wasatch County, Utah, and as further defined and described in the Declaration of Condominium For The Hotel Suites At Zermatt Resort recorded July 15, 2004 as Entry No. 273229 in Book 703 at Page 406 in the Office of the Recorder of Wasatch County, Utah, as said Declaration may have been supplemented or otherwise affected by an Affidavit recorded July 16, 2004 as Entry No. 273283 in Book 703 at Page 691 in the Office of the Recorder of Wasatch County, Utah (as said Declaration may have been further amended and/or supplemented) together with the appurtenant interest in and to the common areas, limited common areas, and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.