

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.: 00-0020-3205; 00-0020-3206; 00-0020-3207; 00-0020-3208; 00-0020-3209; 00-0020-3210; 00-0020-3211; 00-0020-3212; 00-0020-3213; 00-0020-3214; 00-0020-9150; 00-0020-9153; 00-0020-9159; 00-0020-9160; 00-0020-9161; 00-0020-9164; 00-0020-9165; 00-0020-9168; 00-0020-9171; 00-0020-9187; 00-0020-9188; 00-0020-9189; 00-0020-9190; 00-0020-9191; 00-0020-9200; 00-0020-9201; 00-0020-9204; 00-0020-9207; 00-0020-9208; 00-0020-9221; 00-0020-9222; 00-0020-9223; 00-0020-9224; 00-0020-9225; 00-0020-9226; 00-0020-9227; 00-0020-9228; 00-0020-9229; 00-0020-9230; 00-0020-9231; 00-0020-9232; 00-0020-9233; 00-0020-9234; 00-0020-9235; 00-0020-9238; 00-0020-9239; 00-0020-9240; 00-0020-9241; 00-0020-9242; 00-0020-9243; 00-0020-9244; 00-0020-9245; 00-0020-9246; 00-0020-9247; 00-0020-9248; 00-0020-9249; 00-0020-9250; 00-0020-9251; 00-0020-9252; 00-0020-9253; 00-0020-9254; 00-0020-9255; 00-0020-9256; 00-0020-9257; 00-0020-9258; 00-0020-9259; 00-0020-9261; 00-0020-9262; 00-0020-9263; 00-0020-9264; 00-0020-9265; 00-0020-9266; 00-0020-9267; 00-0020-9268; 00-0020-9270; 00-0020-9272; 00-0020-9273; 00-0020-9276; 00-0020-9278; 00-0020-9279; 00-0020-9280; 00-0020-9281; 00-0020-9282; 00-0020-9285; 00-0020-9286; 00-0020-9287; 00-0020-9288; 00-0020-9289; 00-0020-9290; 00-0020-9291; 00-0020-9295; 00-0020-9297; 00-0020-9298; 00-0020-9299; 00-0020-9300; 00-0020-9301; 00-0020-9302; 00-0020-9303; 00-0020-9304; 00-0020-9305; 00-0020-9307

(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 11 day of April, 2024.

Legacy Resorts, LLC, a Utah limited liability company

By: William K. Barton
Name: William K. Barton
Its: Mrg Manager

STATE OF Virginia)

: ss.

COUNTY OF Loudoun)

On this 11 day of April, 2024, 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.

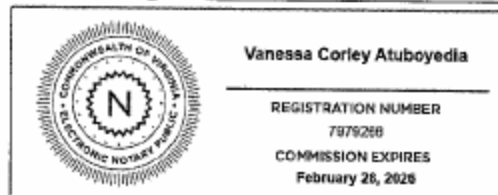
In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Vanessa Corley Atuboyedia

NOTARY PUBLIC

My Commission Expires: 02/28/2026
7979266

Residing at: Virginia



Notarized remotely online using communication technology via Proof.

EXHIBIT "A" TO SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

PARCEL 1:

A portion of ZERMATT RESORT PLAT "A", according to the Official Plat thereof recorded August 5, 2005 as Entry No. 286793 in Book 774 at Page 632 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah, more particularly described as follows:

Beginning at a point which is East 119.99 feet and North 588.58 feet from the 1996 Wasatch County Surveyor's Brass Cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence North $15^{\circ}30'00''$ East 235.81 feet; thence North $02^{\circ}07'18''$ West 447.43 feet; thence North $74^{\circ}38'54''$ West 117.73 feet; thence North $18^{\circ}53'27''$ West 84.66 feet; thence North $46^{\circ}39'06''$ West 10.05 feet; thence North $40^{\circ}37'04''$ East 103.38 feet; thence North $49^{\circ}11'44''$ East 193.12 feet; thence North $75^{\circ}46'56''$ East 257.89 feet; thence North $25^{\circ}22'29''$ East 43.87 feet; thence North $27^{\circ}00'00''$ East 33.37 feet; thence South $63^{\circ}15'36''$ East 93.67 feet; thence along the arc of a 190.00 foot radius curve to the left 76.60 feet (curve has a central angle of $23^{\circ}06'00''$ and a chord bearing South $74^{\circ}48'36''$ East 76.09 feet); thence South $86^{\circ}21'37''$ East 55.78 feet; thence along the arc of a 140.00 foot radius curve to the left 91.56 feet (curve has a central angle of $37^{\circ}28'14''$ and a chord bearing North $74^{\circ}54'16''$ East 89.94 feet); thence North $56^{\circ}10'09''$ East 16.96 feet; thence along the arc of a 110.00 foot radius curve to the right 62.98 feet (curve has a central angle of $32^{\circ}48'19''$ and a chord bearing North $72^{\circ}34'18''$ East 62.12 feet); thence North $88^{\circ}52'40''$ East 4.32 feet; thence along the arc of a 90.00 foot radius curve to the right 56.45 feet (curve has a central angle of $35^{\circ}56'11''$ and a chord bearing South $73^{\circ}03'27''$ East 55.53 feet); thence South $55^{\circ}05'21''$ East 3.01 feet; thence along the arc of a 160.00 foot radius curve to the left 39.23 feet (curve has a central angle of $14^{\circ}02'49''$ and chord bearing South $62^{\circ}06'46''$ East 39.13 feet); thence South $69^{\circ}08'11''$ East 54.59 feet; thence South $00^{\circ}50'57''$ West 783.33 feet; thence North $72^{\circ}46'42''$ West 146.52 feet; thence South $01^{\circ}07'57''$ West 47.20 feet; thence North $45^{\circ}00'00''$ West 114.66 feet; thence West 46.77 feet; thence South $45^{\circ}00'00''$ West 94.21 feet; thence West 219.92 feet; thence South $07^{\circ}00'00''$ West 119.78 feet; thence South $07^{\circ}18'31''$ East 165.70 feet; thence South 10.00 feet; thence North $89^{\circ}05'00''$ West 353.74 feet to the point of beginning.

Less and Excepting from Parcel 1 the following nine (9) parcels (identified as Parcels 2 through 10):

PARCEL 2:

Less and Excepting ZERMATT RESORT PLAT "B" also known as CHALET STUDIO SUITES, as identified in the Record of Survey Map recorded January 4, 2006 as Entry No. 294671 in Book 819 at Page 248 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah, and more particularly described as follows:

Beginning at a point which is East 571.34 feet and North 1140.40 feet from the 1996 Wasatch County Surveyor's brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian to a point on Plat "B"; thence North 86.99 feet; thence East 171.49 feet; thence South 86.99 feet; thence West 171.49 feet to the point of beginning. (Basis of Bearing: From 1996 Wasatch County Surveyor's found brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian North $00^{\circ}44'36''$ East

to the bound brass capped West quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.)

PARCEL 3:

Less and Excepting ZERMATT RESORT PLAT "C" also known as THE VILLAS PHASE I, as identified in the Record of Survey Map recorded March 25, 2002 as Entry No. 243106 in Book 552 at Page 498 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah, and more particularly described as follows:

Beginning at a point which is East 194.15 feet and North 802.13 feet from the 1996 Wasatch County Surveyor's brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian to a point on Plat "C"; thence North $02^{\circ}15'00''$ West 67.86 feet; thence North $87^{\circ}45'04''$ East 73.81 feet; thence North $30^{\circ}00'00''$ East 22.84 feet; thence North $02^{\circ}15'00''$ West 100.03 feet; thence East 111.34 feet; thence South $06^{\circ}52'18''$ West 110.76 feet; thence South $45^{\circ}00'00''$ East 12.83 feet; thence South $83^{\circ}07'35''$ East 75.91 feet; thence South $06^{\circ}52'18''$ West 62.77 feet; thence West 101.25 feet; thence South 42.38 feet; thence West 50.23 feet; thence North 42.38 feet; thence West 102.11 feet to the point of beginning. (Basis of Bearing: From the 1996 Wasatch County Surveyor's found brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian North $00^{\circ}44'36''$ East to the found brass capped West quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.)

PARCEL 4:

Less and Excepting ZERMATT RESORT PLAT "D" also known as THE VILLAS PHASE II, as identified in the Record of Survey Map recorded May 13, 2004 as Entry No. 271067 in Book 692 at Page 342 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah, and more particularly described as follows:

Beginning at a point which is East 455.26 feet and North 864.45 feet from the 1996 Wasatch County Surveyor's brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian to a point common to Zermatt Resort Plats "C" and "D"; thence North $83^{\circ}07'35''$ West 75.91 feet along the boundary of Zermatt Resort Plat "C"; thence North $45^{\circ}00'00''$ West 12.83 feet along the boundary of Zermatt Resort Plat "C"; thence North $06^{\circ}52'18''$ East 110.76 feet along the boundary of Zermatt Resort Plat "C"; thence North $06^{\circ}52'18''$ East 118.78 feet; thence East 86.62 feet; thence South $06^{\circ}52'18''$ West 247.82 feet to the point of beginning. (Basis of Bearing: From the 1996 Wasatch County Surveyor's found brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian North $00^{\circ}44'36''$ East to the found brass capped West quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.)

PARCEL 5:

Less and Excepting ZERMATT RESORT PLAT "E" also known as THE VILLAS PHASE III, as identified in the Record of Survey Map recorded August 5, 2005 as Entry No. 286792 in Book 774 at Page 582 of the Official Records of the Wasatch County Recorder, Wasatch County, and more particularly described as follows:

Beginning at a point which is North 869.54 feet and East 191.50 feet from the 1996 Wasatch County Surveyor's brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian to a point on Plat "E"; thence North $2^{\circ}15'00''$ West 274.23 feet; thence North $52^{\circ}45'00''$ East 130.00 feet; thence South $37^{\circ}07'09''$ East 66.38 feet; thence

South 24.65 feet; thence South $52^{\circ}45'00''$ West 70.16 feet; thence South $2^{\circ}15'00''$ East 210.14 feet; thence South $30^{\circ}00'00''$ West 22.84 feet; thence South $87^{\circ}45'04''$ West 73.81 feet to the point of beginning. (Basis of Bearing: From the 1996 Wasatch County Surveyor's found brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian North $00^{\circ}44'36''$ East to the found brass capped West quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.)

PARCEL 6:

Less and Excepting HOTEL BARREN AT ZERMATT RESORT PLAT "F", as identified in the Record of Survey Map recorded December 3, 2002 as Entry No. 251358 in Book 591 of Plats at Page 188 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah, and more particularly described as follows:

Beginning at a point which is East 329.91 feet and North 1069.23 feet from the 1996 Wasatch County Surveyor's Brass Cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian to a point on Plat "F"; thence North 79.95 feet; thence North $52^{\circ}45'00''$ East 16.12 feet; thence North 30.30 feet; thence East 77.83 feet; thence North 191.17 feet; thence East 81.79 feet; thence South 39.00 feet; thence East 65.00 feet; thence North 11.67 feet; thence East 83.00 feet; thence South 28.67 feet; thence East 46.00 feet; thence South 52.00 feet; thence West 46.00 feet; thence South 45.01 feet; thence West 75.33 feet; thence North 32.22 feet; thence West 67.67 feet; thence South 140.38 feet; thence West 107.78 feet; thence South $06^{\circ}52'18''$ West 50.36 feet; thence West 63.64 feet to the point of beginning. (Basis of Bearing: Utah State Plane.)

PARCEL 7:

Less and Excepting Lime Canyon Road Dedication to Midway City described as follows:

Beginning at a point which is East 661.18 feet and North 1657.46 feet from the 1996 Wasatch County Surveyor's brass cap of the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian; running thence along the arc of a 185.69 foot radius curve to the left 11.31 feet (curve has a central angle of $03^{\circ}29'25''$ and a chord bearing South $84^{\circ}37'51''$ East 11.31 feet); thence South $86^{\circ}21'37''$ East 55.78 feet; thence along the arc of a 140.00 foot radius curve to the left 91.56 feet (curve has a central angle of $37^{\circ}28'14''$ and a chord bearing North $74^{\circ}54'16''$ East 89.94 feet); thence North $56^{\circ}10'09''$ East 16.96 feet; thence along the arc of a 110.00 foot radius curve to the right 62.98 feet (curve has a central angle of $32^{\circ}48'19''$ and a chord bearing North $72^{\circ}34'18''$ East 62.12 feet); thence North $88^{\circ}52'40''$ East 2.90 feet; thence along the arc of a 90.00 foot radius curve to the left 50.89 feet (curve has a central angle of $32^{\circ}23'51''$ and a chord bearing North $72^{\circ}46'28''$ East 50.22 feet); thence North $56^{\circ}34'30''$ East 51.47 feet; thence along the arc of a 90.00 foot radius curve to the right 63.36 feet (curve has a central angle of $40^{\circ}20'10''$ and a chord bearing North $77^{\circ}03'46''$ East 63.00 feet); thence South $82^{\circ}26'59''$ East 79.04 feet to the point of beginning.

PARCEL 8:

Less and Excepting that portion dedicated to Midway City as more particularly set forth and depicted on the Plat of ZERMATT RESORT PLAT "A" recorded August 5, 2005 as Entry No. 286793 in Book 774 at Page 632 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah.

PARCEL 9:

Less and Excepting any portion of the Lime Canyon Road right-of-way as it presently exists, and specifically excepting any portion within the property conveyed to Midway City in that certain Quit-Claim Deed recorded December 28, 2009 as Entry No. 355494 in Book 1007 at Page 442 of the Official Records of the Wasatch County Recorder, Wasatch County, Utah.

PARCEL 10:

Less and Excepting the following described tract:

Commencing at a point which is North 1508.02 feet and East 398.00 feet from the restored Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian, said restored corner being located 37.08 feet West and 11.14 feet South of the Wasatch County Surveyor's brass cap, running thence North 27°29'38" East 104.92 feet; thence North 25°22'29" East 109.52 feet; thence North 27°00'00" East 33.39 feet to a point on the Southerly right of way of Lime Canyon Road; thence along said Lime Canyon Road the following (2) calls: South 63°15'36" East 93.67 feet and along an arc of a 190.00 foot radius curve to the left 27.49 feet (chord bears South 67°24'17" East 27.47 feet); thence South 169.06 feet; thence West 219.53 feet to the point of beginning.

PARCEL 12:

Units 000, 003, 009, 010, 011, 017, 018, 021, 024, 101, 102, 103, 104, 105, 117, 118, 121, 124, 125, 138, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 215, 216, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 241, 244, 301, 302, 303, 304, 305, 306, 307, 308, 310, 315, 316, 319, 321, 322, 323, 324, 325, 328, 329, 330, 331, 332, 333, 334, 335, 338, 341, 342, 343, 344, 345, 346, 347, 401, 402, and 404 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 100, 103, 109, 110, 111, 117, 118, 121, 124, 201, 202, 203, 204, 205, 217, 218, 221, 224, 225, 238, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 315, 316, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 341, 344, 401, 402, 403, 404, 405, 406, 407, 408, 410, 415, 416, 419, 421, 422, 423, 424, 425, 428, 429,

430, 431, 432, 433, 434, 438, 441, 442, 443, 444, 445, 446, 447, 501, 502, and 504 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.