

WHEN RECORDED MAIL TO:

Ent 554487 Bk 1500 Pg 1775 – 1779
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2025 Jan 02 12:24PM Fee: \$40.00 CO
For: Snell & Wilmer LLP
ELECTRONICALLY RECORDED

Benloch Ranch Land Company, LLC
Attn: Jamie Mackay
2780 N. Moose Wilson Road
Wilson, WY 83014

Parcel ID No.: 00-0021-6002

WARRANTY DEED

JONAH RITTER and ANNA RITTER, as joint tenants (collectively, “**Grantor**”), hereby conveys and warrants to BENLOCH RANCH LAND COMPANY, LLC, a Utah limited liability company (“**Grantee**”), whose mailing address is 2780 N. Moose Wilson Road, Wilson, Wyoming 83014, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, that certain real property located in Wasatch County, State of Utah, which is more particularly described as follows (the “**Property**”):

ALL OF LOT 70, BENLOCH RANCH PHASE 1A AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER ON NOVEMBER 3, 2022 AS ENTRY NO. 526576 IN BOOK 1427 AT PAGE 1296.

(For reference purposes only: Parcel ID No. 00-0021-6002)

Together with all improvements, fixtures, appurtenances, rights, easements, and privileges thereunto belonging.

Subject to (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and/or inspection of the Property; (iv) the matters identified and listed on the attached Exhibit A; (v) all matters arising by, through or under Grantee; and (vi) any and all monetary and non-monetary matters not created by, through or under Grantor and arising from and after August 31, 2024, including, without limitation, any and all mechanics’ liens, materialmen’s liens and other monetary liens and encumbrances not arising by, through or under Grantor.

Witness the hand of said Grantor this 2 day of December, 2024.

GRANTOR:

JONAH RITTER

ANNA RITTER

State of Utah)
County of Summit)^{:ss}

On December 3, 2024, before me, the undersigned Notary Public, personally appeared JONAH RITTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Elizabeth Marin Thompson
Notary Public
Residing at: Park City, Utah



State of Utah)
County of Summit)^{:ss}

On December 3, 2024, before me, the undersigned Notary Public, personally appeared ANNA RITTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Elizabeth Marin Thompson
Notary Public
Residing at: Park City, Utah



EXHIBIT A
Permitted Exceptions

1. All property taxes relating to Parcel No. 00-0021-6002, whether delinquent or not yet due and payable.
2. The herein described Land is located within the boundaries of Wasatch County School District, Central Utah Water Conservancy District, Jordanelle Special Service District, Wasatch County Park and Recreation Special Service District No. 2, Wasatch County Fire Protection Special Service District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. The interest of the State of Utah in and to all oil, gas, coal and other minerals with any associated rights of ingress and egress to mine and prospect the same, as disclosed by various instruments of record, including but not limited to that certain Notice recorded January 27, 1964 as Entry No. 85559 in Book 47 at Page 573, and that certain Warranty Deed recorded February 22, 2000 as Entry No. 221956 in Book 453 at Page 141.
6. Easements, notes and restrictions as shown on the recorded plat for Benloch Ranch Phase 1A Amended recorded November 3, 2022 as Entry No. 526576 in Book 1427 at Page 1296.

Notice of Extinguishment of Plat Note recorded February 21, 2024 as Entry No. 542026 in Book 1466 at Page 1623.

7. Entitlement Agreement for Aspens, Christensen and Cummings Developments recorded October 12, 2016 as Entry No. 429994 in Book 1172 at Page 688.

Assignment and Assumption Agreement recorded January 19, 2018 as Entry No. 447488 in Book 1212 at Page 1667.

8. Jordanelle Special Service District Limited Water Reservation Agreement recorded January 19, 2018 as Entry No. 447489 in Book 1212 at Page 1690.

Amended July 2, 2020 as Entry No. 480393 in Book 1300 at Page 430.

Partial Assignment and Assumption of Water Reservation Agreement between AJ Fireside Park City LLC and Benloch Ranch Land Company, LLC, dated July 2, 2020 and recorded July 6, 2020 as Entry No. 480405 in Book 1300 at Page 576.

9. Jordanelle Special Service District Limited Water Reservation Agreement recorded January 19, 2018 as Entry No. 447490 in Book 1212 at Page 1727.

Amended July 2, 2020 as Entry No. 480394 in Book 1300 at Page 475.

10. Jordanelle Special Service District Culinary Water and Sanitary Sewer Development and Service Agreement recorded January 23, 2019 as Entry No. 460031 in Book 1242 at Page 1847.

Partial Assignment and Assumption and Amendment of Culinary Water and Sanitary Sewer Development and Service Agreement between AJ Fireside Park City LLC and Benloch Ranch Land Company, LLC and Jordanelle Special Service District, dated July 2, 2020 and recorded July 6, 2020 as Entry No. 480406 in Book 1300 at Page 627.

11. Benloch Ranch Development Agreement by and between AJ Fireside Park City LLC, a Delaware limited liability company and Wasatch County, a political subdivision of the State of Utah recorded June 12, 2020 as Entry No. 479211 in Book 1296 at Page 1159.

Amended December 22, 2020 as Entry No. 490917 in Book 1330 at Page 437.

Amended September 15, 2021 as Entry No. 507450 in Book 1375 at Page 1566.

12. Development Covenants [Benloch Ranch - Phase I] by and between AJ Fireside Park City LLC, a Delaware limited liability company and Benloch Ranch Land Company, LLC, a Utah limited liability company, dated July 2, 2020 and recorded July 6, 2020 as Entry No. 480404 in Book 1300 at Page 568.

Amended April 7, 2021 as Entry No. 497614 in Book 1348 at Page 617.

13. Entry Feature License and Maintenance Agreement by and between AJ Fireside Park City LLC, a Delaware limited liability company and Wasatch County, a political subdivision of the State of Utah, dated November 24, 2020 and recorded December 22, 2020 as Entry No. 490916 in Book 1330 at Page 418.

Amended October 1, 2021 as Entry No. 508417 in Book 1378 at Page 1340.

14. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Benloch Ranch recorded June 16, 2021 as Entry No. 502142 in Book 1360 at Page 1043, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Consent and Amendment to Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Benloch Ranch recorded March 29, 2022 as Entry No. 517226 in Book 1403 at Page 943.

Second Amendment to Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Benloch Ranch recorded November 17, 2023 as Entry No. 538889 in Book 1459 at Page 226.

15. Notice of Reinvestment Fee Covenant in favor of Benloch Ranch Master Association, recorded November 17, 2023 as Entry No. 538890 in Book 1459 at Page 244.