

WHEN RECORDED, MAIL TO:

Steven H. Rich, Jr.
5385 Ponderosa Road
Stansbury Park, UT 84074

MAIL TAX NOTICES TO:

Steven H. Rich, Jr.
5385 Ponderosa Road
Stansbury Park, UT 84074

SPECIAL WARRANTY DEED

Steven Harold Rich Jr., an individual resident of Utah, and **Matthew Thomas Wirthlin**, an individual resident of Utah, collectively, Grantor, as joint tenants, hereby convey and warrant against all persons and entities claiming by, through, or under it, to **Steven H. Rich Jr.**, a Utah individual resident of 5385 Ponderosa Road, Stansbury Park, UT 84074, as to an undivided 75% tenant-in-common interest, and to **Matthew T. Wirthlin**, a Utah individual resident of 2726 E. Wilshire Drive, Salt Lake City, UT 84109, as to an undivided 25% tenant-in-common interest, collectively, Grantee, in the following described real property which is located in Wasatch County, State of Utah, and is more particularly described as follows:

See the attached **Exhibit "A"** which is incorporated herein by this reference.

Subject to real property taxes and assessments, easements, rights-of-way, liens and other encumbrances of record, and all other matters enforceable at law or in equity.

Dated as of the 15th day of October, 2025.


[signatures on following pages]

[signature page to Special Warranty Deed]

Matthew Thomas Wirthlin
Matthew Thomas Wirthlin

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16 day of October, 2025, by Matthew Thomas Wirthlin, an individual, the signor of this instrument.


NOTARY PUBLIC

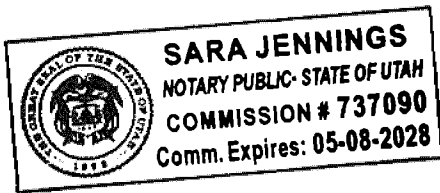


EXHIBIT "A"
Legal Description

Unit B, Building G, Plat "V", of Schneitter's Swiss Oaks, an expandable condominium project, according to the record of survey map filed for record August 30, 1994, as entry no. 174779 in book 284 of plats, at pages 179-188 of Official Records, together with an appurtenant undivided ownership interest in the common areas and facilities, which is subject to adjustment and or shifting, all of which is defined and described in the amended and restated Declaration of Covenants, Conditions and Restrictions for Schneitter' s Swiss Oaks, recorded July 27, 1990 as entry no. 152843 in book 220 at page 316 of Official Records. Subject to an Amended Restated Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks, recorded October 2, 1990 as entry no.153528 in book 222 at page 337-341 of Official Records. Subject to a Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks an expandable condominium project dated August 9, 1991 and recorded August 9, 1991 as entry no. 156930 in book 232 at page 197-207 of Official Records. Subject to a Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks, recorded September 2, 1992 as entry no. 162057 in book 246 at pages 558-563 of Official Records. Subject to a Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks, recorded September 14, 1993 as entry no. 168072 in book 264 at pages 588-594 of Official Records.

Together with an exclusive easement to use the "Limited Common Areas", all as set for in the record of survey map and or in the Declaration of Covenants, Conditions and Restrictions.

Tax ID No. 0SO-V00B-G/Parcel No. 00-0014-2153