

WHEN RECORDED, MAIL TO:

City of Herriman  
Attn.: Nathan Cherpeski, City Manager  
5355 W. Herriman Main Street  
Herriman, UT 84096

Tax Parcel No. \_\_\_\_\_

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation with an address of 51 S. Main Street, Suite 300, Salt Lake City, Utah 84111 (“**Grantor**”), grants, conveys and warrants, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to HERRIMAN CITY, a municipal corporation, with an address of 5355 W. Herriman Main Street, Herriman, UT 84096 (“**Grantee**”), the real property located in Salt Lake County, Utah, described as follows (the **Property**):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; and (v) all matters 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.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided that Seller’s use of such rights shall not interfere with Buyer’s residential use of the Property, and in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

FURTHER, Grantor hereby conveys the Property “AS IS, WHERE IS,” and “WITH ALL FAULTS,” without any warranties, except as contained herein, express or implied, including, without limitation, any statements, representations or warranties concerning the state, use or condition, habitability, fitness for a particular purpose or merchantability of the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30<sup>th</sup> day of June 2025 to be effective the date of recording.

**GRANTOR:**

LAND RESERVE, INC., a Utah corporation  
f/k/a Suburban Land Reserve, Inc., a Utah  
corporation

By: 

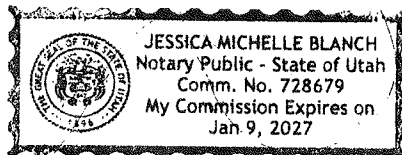
Name: Tyler Buswell

Its: President

STATE OF UTAH                    )  
  : ss.  
COUNTY of SALT LAKE        )

On this 30<sup>th</sup> day of June 2025, before me personally appeared Tyler Buswell, 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 President of LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

  
Notary Public



## EXHIBIT A

### Legal Description of the Property

#### **Creek Ridge Park (34.281 ac) (A portion of Parcel No. 26-27-226-007)**

Beginning at a point being North 89°29'56" West 128.70 feet along the section line and South 1,965.08 feet from the Northwest Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°14'59" West 1,334.89 feet to the extension of the northerly boundary line of Copper Fields at Creek Ridge Phase 1 Subdivision, recorded in Book 2022P at Page 103 in the Office of the Salt Lake County Recorder;

thence North 89°45'05" West 369.24 feet along the extension and northerly boundary line to the northerly boundary line of Copper Fields at Creek Ridge Phase 2 Subdivision, recorded in Book 2022P at Page 85 in the Office of the Salt Lake County Recorder;

thence along said northerly boundary line the following three (3) courses:

(1) North 77°25'30" West 261.93 feet;

(2) North 73°27'01" West 192.97 feet;

(3) North 89°44'50" West 252.04 feet to the northerly boundary line of Copper Fields at Creek Ridge Phase 3 Subdivision, recorded in Book 2022P at Page 134 in the Office of the Salt Lake County Recorder;

thence North 89°44'50" West 119.65 feet along said northerly boundary line to the northerly boundary line of said Copper Fields at Creek Ridge Phase 1 Subdivision

thence along said northerly boundary line the following two (2) courses:

(1) North 89°44'50" West 34.13 feet;

(2) South 84°41'55" West 26.41 feet;

thence North 1,090.93 feet;

thence South 89°44'24" East 47.58 feet;

thence South 00°15'36" West 39.09 feet;

thence South 86°15'27" East 69.71 feet;

thence North 54°07'12" East 160.53 feet;

thence South 68°58'23" East 124.92 feet;

thence North 35°13'47" East 176.90 feet;

thence South 88°58'51" East 126.72 feet;

thence South 21°15'40" East 108.19 feet;

thence South 75°07'50" East 148.48 feet;

thence North 75°29'43" East 488.24 feet to the point of beginning.

Contains 1,493,280 Square Feet or 34.281 Acres

#### **Copper Field Surplus (0.76 ac) (Parcel No. 26274010730000)**

Parcel E of that certain plat of the Copper Fields At Creek Ridge Phase 1 Subdivision, recorded April 12, 2022 as Entry No. 13931065 in Book 2022P of Plats at Page 103 of the official records of Salt Lake County, Utah.

3-NF

14083960 B: 11407 P: 3285 Total Pages: 3  
03/20/2023 12:45 PM By: salvaredo Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HERRIMAN  
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



WHEN RECORDED, RETURN TO:

Herriman City  
Attn: City Manager  
5355 West Herriman Main Street  
Herriman, UT 84096

Affecting Parcel No. 26-26-452-019

**SPECIAL WARRANTY DEED**  
**5860 W. Herriman Blvd., Herriman**

**Local Building Authority of the Unified Fire Service Area, a Utah non-profit corporation formerly known as Salt Lake Valley Fire Service Area Building Authority, of 3380 South 900 West, Salt Lake City, Utah 84119 ("Grantor"), hereby conveys and warrants only as against all claiming by, through or under Grantor, but not otherwise, to Herriman City, a Utah municipality, of 5355 West Herriman Main Street, Herriman, UT 84096 ("Grantee"), for the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the real property located in Salt Lake County, Utah and more particularly described in Exhibit "A" hereto (the "Property").**

Conveyance of Title in this Special Warranty Deed is subject to the following right of Reverter: In the event that Grantee desires to use the Property for non-fire service use, Grantor must replace the Property with real property of equivalent value and functionality, or else the Property will revert to the Grantor, and Grantee shall loose and forfeit all of its right, title, and interest in and to the whole parcel of the Property and to improvements and fixtures on it. This right of reverter shall automatically expire at such time as the Grantee's 2016A Bonds are completely paid (estimated 2035).

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

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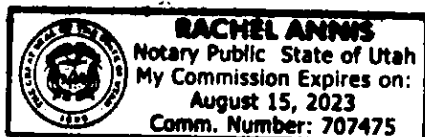
Witness the hand of said Grantor this 9th day of January, 2023.

LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE  
SERVICE AREA, A UTAH NON-PROFIT CORPORATION  
FORMERLY KNOWN AS SALT LAKE VALLEY FIRE SERVICE  
AREA BUILDING AUTHORITY,

By: Rachel S. Anderson  
Rachel S. Anderson, District Administrator

STATE OF UTAH                     )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 9th day of January, 2023, before me, the undersigned, a Notary Public in and for the state of Utah, personally appeared Rachel S. Anderson, known to me or proved on the basis of satisfactory evidence to be the persons whose name is subscribed to the foregoing instrument, who duly acknowledged to me that she executed the same.



Rachel Annis  
Notary Public

## EXHIBIT A

Lot 1, Herriman Parkway Subdivision

The following is shown for information purposes only: Tax ID No. 26-26-452-019

4827-4166-4472, v. 1