

**WHEN RECORDED RETURN TO:**

Holland & Hart LLP  
P.O. Box 68  
Jackson, WY 83001  
Attn: Brad Flynt

**MAIL TAX NOTICES TO:**

BENLOCH RANCH LAND COMPANY LLC  
3255 W. 500 S.  
Salt Lake City, Utah 84101

**CT1A 127718-A-JTF**

Affects Parcel Nos: 00-0020-4219, 00-0020-9372, 00-0020-9572, 00-0020-9040,  
00-0020-2698, 00-0021-5546, 00-0021-5547, 00-0021-5548,  
00-0021-5549, 00-0021-5552, 00-0021-5553, 00-0021-5554,  
00-0021-5555, 00-0021-5556, 00-0021-5557, 00-0021-5558 and  
00-0021-5559

**SPECIAL WARRANTY DEED**

[Phase 1A and Phase 1C]

**AJ FIRESIDE PARK CITY LLC**, a Delaware limited liability company, and **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with an address of 2780 N Moose Wilson Road, Wilson, Wyoming, 83014, Grantors, hereby CONVEY AND WARRANT against all who claim by, through, or under the Grantors, to **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with the address stated above, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Wasatch County, Utah, to wit:

**See attached Exhibit A**

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record.

*[Signature and Acknowledgement Follow]*

WITNESS the hand of said Grantor, this 2nd day of April, 2021.

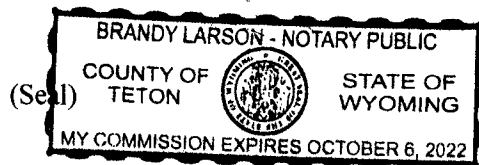
**GRANTOR:**

AJ Fireside Park City LLC,  
a Delaware limited liability company

By: J. Mackay  
Name: Jamie Mackay  
Title: President

STATE OF Wyoming )  
 ) ss.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me this 2nd day of April, 2021, by Jamie Mackay, as President of AJ Fireside Park City LLC, a Delaware limited liability company.



Brandy Larson  
Notary Public

WITNESS the hand of said Grantor, this 2nd day of April, 2021.

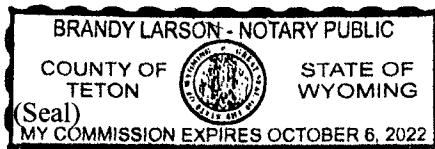
**GRANTOR:**

Benloch Ranch Land Company, LLC,  
a Utah limited liability company

By: Jamie Mackay  
Name: Jamie Mackay  
Title: President

STATE OF Wyoming )  
COUNTY OF Teton ) : ss.

The foregoing instrument was acknowledged before me this 2nd day of April, 2021, by Jamie Mackay, as President of Benloch Ranch Land Company, LLC, a Utah limited liability company.



Brandy Larson  
Notary Public

**EXHIBIT A**  
**Legal Description**

The following tracts of land in the County of Wasatch, State of Utah:

**Parcel 1:**

Part of the Northeast and Northwest quarters of Section 2, the Northeast quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of Benloch Ranch Road, said point being North 89°31'27" East 6017.58 feet and South 00°28'33" East 632.41 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project), and running thence along said Southerly right of way line the following seven (7) courses: (1) along a non-tangent curve turning to the right with a radius of 320.00 feet, an arc length of 5.01 feet, a delta angle of 00°53'50", a chord bearing of South 55°15'54" East, and a chord length of 5.01 feet; (2) South 54°48'59" East 122.63 feet; (3) along a tangent curve turning to the left with a radius of 1555.00 feet, an arc length of 306.88 feet, a delta angle of 11°18'26", a chord bearing of South 60°28'12" East, and a chord length of 306.38 feet; (4) South 66°07'25" East 250.14 feet; (5) along a tangent curve turning to the left with a radius of 705.00 feet, an arc length of 178.14 feet, a delta angle of 14°28'39", a chord bearing of South 73°21'44" East, and a chord length of 177.67 feet; (6) South 80°36'04" East 756.52 feet; and (7) along a tangent curve turning to the left with a radius of 1315.00 feet, an arc length of 613.39 feet, a delta angle of 26°43'33", a chord bearing of North 86°02'06" East, and a chord length of 607.84 feet; thence South 17°19'41" East 73.31 feet; thence South 31°03'02" East 99.94 feet; thence South 13°12'27" East 123.35 feet; thence South 09°37'26" West 160.48 feet; thence South 30°23'51" West 123.37 feet; thence South 52°15'06" West 102.40 feet; thence South 26°59'52" West 488.46 feet; thence South 31°59'27" West 146.05 feet; thence South 44°19'13" West 146.05 feet; thence South 56°38'59" West 146.05 feet; thence South 68°58'46" West 146.05 feet; thence South 81°18'32" West 146.05 feet; thence North 86°55'42" West 136.73 feet; thence North 79°18'30" West 268.60 feet; thence North 69°54'02" West 98.11 feet; thence North 55°36'39" West 115.81 feet; thence North 36°10'33" West 176.90 feet; thence North 26°58'51" West 76.04 feet; thence North 12°34'50" West 76.97 feet; thence South 75°44'48" West 29.13 feet; thence along a tangent curve turning to the right with a radius of 1117.22 feet, an arc length of 246.34 feet, a delta angle of 12°38'00", a chord bearing of South 82°03'48" West, and a chord length of 245.84 feet; thence South 113.04 feet; thence South 17°17'32" West 97.61 feet; thence South 29°49'19" West 172.83 feet; thence South 48°35'21" West 172.83 feet; thence South 67°25'39" West 174.12 feet; thence South 86°15'56" West 172.83 feet; thence North 78°06'15" West 167.29 feet; thence North 69°00'37" West 137.42 feet; thence North 53°32'36" West 222.67 feet; thence North 12°53'17" West 224.48 feet; thence North 23°24'22" East 224.02 feet; thence North 62°51'42" East 265.60 feet; thence North 53°48'40" East 58.57 feet; thence North 37°16'02" West 487.87 feet; thence North 05°00'04" West 125.71 feet; thence North 06°55'10" East 135.96 feet; thence North 19°24'49" East 138.25 feet; thence North 31°04'15" East 117.65 feet; thence North 43°23'25" East 152.72 feet; thence North 61°07'00" East 55.99 feet; thence North 61°30'31" East 60.19 feet; thence North 60°30'43" East 281.65 feet; thence South 33°53'57" East 177.36 feet; thence North 80°47'54" East 48.95 feet; thence along a non-tangent curve turning to the right with a radius of 125.00 feet, an arc length of 109.31 feet, a delta angle of 50°06'15", a chord bearing of North 10°07'54" East, and a chord length of 105.86 feet; thence North 35°11'22" East 99.40 feet to the point of beginning.

[continued on following page]

**Parcel 2:**

Part of the North half of Section 2 and the Northwest quarter of Section 1, Township 3 South, Range 5 East, and part of the South half of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of S.R. 32, said point being North 89°31'27" East 7546.18 feet and North 00°28'33" West 332.51 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project); thence along the Southerly right of way line of S.R. 32 the following eleven (11) courses: (1) North 69°06'21" East 582.54 feet; (2) North 69°12'39" East 422.32 feet; (3) South 88°26'59" East 300.00 feet; (4) North 89°39'42" East 324.08 feet; (5) North 82°24'02" East 333.19 feet; (6) North 59°39'18" East 336.67 feet; (7) North 41°13'03" East 300.01 feet; (8) North 71°55'29" East 195.18 feet; (9) North 71°56'08" East 237.32 feet; (10) North 71°53'17" East 347.09 feet; and (11) North 72°01'10" East 24.25 feet; thence South 00°06'29" East 1344.16 feet; thence North 89°33'35" East 2357.77 feet; thence South 05°05'03" West 269.83 feet; thence South 00°38'10" West 60.11 feet; thence South 01°09'16" West 1673.29 feet; thence North 90°00'00" West 3362.43 feet; thence North 14°22'39" West 186.51 feet; thence along a tangent curve turning to the right with a radius of 245.00 feet, an arc length of 214.39 feet, a delta angle of 50°08'16", a chord bearing of North 10°41'26" East, and a chord length of 207.62 feet; thence North 35°45'34" East 258.55 feet; thence along a tangent curve turning to the left with a radius of 355.00 feet, an arc length of 679.09 feet, a delta angle of 109°36'10", a chord bearing of North 19°02'28" West, and a chord length of 580.18 feet; thence North 73°50'33" West 320.44 feet; thence along a tangent curve turning to the left with a radius of 620.00 feet, an arc length of 377.39 feet, a delta angle of 34°52'31", a chord bearing South 88°43'12" West, and a chord length of 371.59 feet; thence South 71°16'56" West 805.33 feet; thence along a tangent curve turning to the right with a radius of 1205.00 feet, an arc length of 591.33 feet, a delta angle of 28°07'00", a chord bearing of South 85°20'26" West, and a chord length of 585.41 feet; thence North 80°36'04" West 388.71 feet; thence North 09°23'56" East 13.88 feet; thence along a tangent curve turning to the right with a radius of 95.00 feet, an arc length of 76.64 feet, a delta angle of 46°13'13", a chord bearing of North 32°30'33" East, and a chord length of 74.57 feet; thence North 55°37'09" East 115.57 feet; thence along a tangent curve turning to the left with a radius of 190.00 feet, an arc length of 317.88 feet, a delta angle of 95°51'29", a chord bearing of North 07°41'25" East, and a chord length of 282.08 feet; thence North 40°14'20" West 81.39 feet; thence along a tangent curve turning to the right with a radius of 120.00 feet, an arc length of 103.96 feet, a delta angle of 49°38'16", a chord bearing of North 15°25'12" West, and a chord length of 100.74 feet; thence North 09°23'56" East 56.96 feet; thence along a tangent curve turning to the right with a radius of 170.00 feet, an arc length of 188.66 feet, a delta angle of 63°35'09", a chord bearing of North 41°11'31" East, and a chord length of 179.13 feet; thence North 72°52'40" East 359.41 feet; thence along a non-tangent curve turning to the left with a radius of 155.00 feet, an arc length of 422.46 feet, a delta angle of 156°09'47", a chord bearing of North 05°03'41" West, and a chord length of 303.32 feet; thence North 83°08'34" West 80.15 feet; thence along a tangent curve turning to the right with a radius of 70.00 feet, an arc length of 71.15 feet, a delta angle of 58°14'16", a chord bearing of North 54°01'27" West, and a chord length of 68.13 feet; thence North 24°54'19" West 84.46 feet to the point of beginning.

**WHEN RECORDED MAIL TO:**

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.

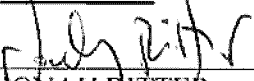

(For reference purposes only: Parcel ID No. 00-0021-6002)

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 lines 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.