

WHEN RECORDED RETURN TO:

Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, UT 84117

ENTRY NO. 01173091

09/14/2021 01:12:07 PM B: 2692 P: 0676

Quit Claim Deed PAGE 1/6
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 0.00 BY SUMMIT COUNTY



Space above for County Recorder's Use

QUITCLAIM DEED

SUMMIT COUNTY, a body corporate and political of the State of Utah, Grantor, hereby quitclaims to IVORY DEVELOPMENT, LLC, a Utah limited liability company located at 978 E. Woodoak Lane, Salt Lake City, UT 84117, Grantee, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Summit County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NOS.: PCA-88-X, PCA-92, PCA-92-D-X, PCA-SS-122, PCA-122-B-X, and PC-550-5-X (for reference purposes only)

Together with all improvements and appurtenances, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand of said Grantor this 14 day of September 2021.

SUMMIT COUNTY

By: Thomas C. Fisher
Thomas C. Fisher
Its: Manager

[NOTARY BLOCK ON FOLLOWING PAGE]

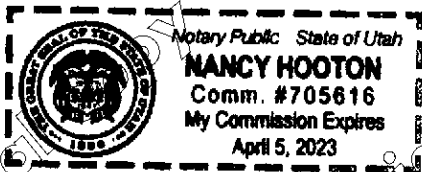
STATE OF UTAH

:ss

COUNTY OF SUMMIT

On this 14 day of September 2021, Thomas C. Fisher personally appeared before me, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same on behalf of Summit County, a body corporate and political of the State of Utah.

Witness my hand and official seal.



My Commission Expires:
4-5-23

[Signature]
NOTARY PUBLIC
Residing in Las Vegas, UT

EXHIBIT "A" TO QUITCLAIM DEED

Legal Description of the Property

Park City Heights Subdivision

Phase 2: PCH-2-217 through PCH-2-235, PCH-2-A through PCH-2-D

Phase 3: PCH-3-301 and PCH-3-302

Parcel PCA-SS-122

A parcel of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;

thence North 63°17'52" East 344.36 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;

thence North 75°52'07" East 1,501.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;

thence North 38°46'13" West 606.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;

thence North 39°40'23" West 214.68 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;

thence South 88°46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2;

thence North 00°00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;

thence North 68°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;

thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 56°57'32" East 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);

thence South 89°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);

thence Southeasterly 252.20 feet along the arc of a 2,814.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 86°46'19" East 252.11 feet with a central angle of 05°08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);

thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;

thence South 07°02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;

thence South 07°03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40;

thence South 42°31'04" West 3,012.86 feet;

thence South 103.66 feet to the projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376621 in the Office of the Summit County Recorder;

thence North 89°30'31" West 1,368.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Contains 8,318,648 Square Feet or 195.561 Acres

Tax Parcel Nos. PCA-88-X, PCA-92, PCA-92-D-X, PCA-SS-122, PCA-122-B-X

Parcel 2 (Parcel PCA-550-5)

A portion of the Northeast quarter of Section 10, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah, more particularly described as follows:

Beginning at the East quarter corner of Section 10, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°30'31" East 387.65 feet to the Northwest corner of Morning Star Estates Subdivision, according to the official plat thereof on file in the office of the Summit County Recorder; thence South along the West line of said subdivision 1321.88 feet; thence South 45°00'00" West 52.00 feet to the Easterly line of The Oaks At Deer Valley Subdivision, according to the official plat thereof on file in the office of the Summit County Recorder; thence North along said line 801.62 feet to a point on the East line of Royal Oaks Subdivision Phase 1, according to the official plat thereof on file in the office of the Summit County Recorder; thence North along said line 528.24 feet to the Northeast corner of said subdivision; thence North 89°52'39" West 213.43 feet along the North line of said subdivision to the Northeast corner of Lot 16, Hidden Oaks At Deer Valley Phase 1B Subdivision, according to the official plat thereof on file in the office of the Summit County Recorder; thence North 89°52'39" West 167.69 feet along said line to a point on the Easterly line of Sun Ridge Drive; thence North 00°57'03" East along said street 317.59 feet to a point on the East line of Lot 44, Hidden Meadow Subdivision Phase 1, according to the official plat thereof on file in the office of the Summit County Recorder; thence North 80°37'22" East 27.29 feet to the section line; thence South 00°19'41" West along the section line 290.67 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of Rising Star Lane, a public road.

Parcel 3

Parcel Number PCA-SS-122

Legal THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SEC 11 T2SR4E SLBM; BEG AT A PARK CITY BOUNDARY ALUMINUM CAP MARKING THE W1/4 COR OF SEC 11 T2SR4E SLBM; AND RUN TH N 00° 19' 41" E 1,474.01 FT ALG THE WEST SECTION LINE OF SAID SEC 11, ALSO BEING ALONG THE E?LY BOUNDARY LINE OF THE HIDDEN MEADOWS SUBDIVISION ANNEXATION PLAT RECORDED AS ENTRY NO. 425892 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; TH N 63° 17' 52" E 344.36 FT ALG THE E?LY BOUNDARY LINE OF SAID HIDDEN MEADOWS SUBDIVISION ANNEXATION PLAT TH N 75° 52' 07" E 1,501.92 FT ALG THE E?LY BOUNDARY LINE OF SAID HIDDEN MEADOWS SUBDIVISION ANNEXATION PLAT; TH N 38° 46' 13" W 606.70 FT ALG THE E?LY BOUNDARY LINE OF SAID HIDDEN MEADOWS SUBDIVISION ANNEXATION PLAT; TH N 39° 40' 23" W 214.68 FT ALG THE E?LY BOUNDARY LINE OF SAID HIDDEN MEADOWS SUBDIVISION ANNEXATION PLAT TO THE NORTH SECTION LINE OF SAID SEC 11; TH S 88° 46' 45" E 89.54 FT ALG THE N SECTION LINE OF SAID SEC 11 TO THE 1/16 CORNER OF SAID SEC 2; TH N 00° 00' 41" E 1,415.34 FT ALG THE 1/16TH SEC LINE OF SAID SEC 2 TO THE S?LY R/W LINE OF THE ABANDONED UPRR PROPERTY; TH N 68° 35' 10" E 611.63 FT ALG THE S?LY R/W LINE OF SAID ABANDONED UPRR PROPERTY; TH NE?LY 622.07 FT ALG THE ARC OF A 1,532.69 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS N 21° 24' 50" W & THE CHORD BEARS N 56° 57' 32" E 617.81 FT WITH A CENTRAL ANGLE OF 23° 15' 16") ALG THE S?LY R/W LINE OF SAID ABANDONED UPRR PROPERTY TO THE S?LY R/W LINE OF RICHARDSON FLAT ROAD (UDOT FAP 93-B); TH S 89° 20' 19" E 143.65 FT ALG THE S?LY R/W LINE OF RICHARDSON FLAT ROAD (UDOT FAP 93-B); TH SE?LY 252.20 FT ALONG THE ARC OF A 2,814.90 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS S 00° 39' 41" W & THE CHORD BEARS S 86° 46' 19" E 252.11 FT WITH A CENTRAL ANGLE OF 05° 08' 00") ALG THE S?LY R/W LINE OF RICHARDSON FLAT ROAD (UDOT FAP 93-B); TH S 84° 12' 19" E 300.22 FT ALG THE S?LY R/W LINE OF RICHARDSON FLAT ROAD (UDOT FAP 93-B) TO THE W?LY R/W LINE OF STATE HWY 40; TH S 07° 02' 52" E 965.75 FT ALG THE W?LY R/W LINE OF SAID STATE HWY 40; TH S 07° 03' 48" E 1,299.91 FT ALG THE W?LY R/W LINE OF SAID STATE HWY 40; TH S 42° 31' 04" W 3,012.86 FT; TH S 103.66 FT TO THE PROJECTION OF THE N?LY BOUNDARY LINE OF THE MORNING STAR ESTATES SUBDIVISION RECORDED AS ENTRY NO. 376621 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; TH N 89° 30' 31" W 1,368.96 FT ALG THE N?LY BOUNDARY LINE OF SAID MORNING STAR ESTATES SUBDIVISION AND ITS PROJECTIONS THEREOF TO THE PT OF BEG. (CONT 118.21 AC M/L IN SAID SEC 11)

(LESS 2.11 AC 2518-316 PARK CITY HEIGHTS PH 3 SUB)

(LESS 98.20 AC M/L 2560-1820 PARK CITY HEIGHTS PH 2 SUB) BAL 17.90 AC M/L IN SAID SEC 11 275-353 467-142 944-247 1301-272 1535-1878 1835-1338 1951-92 1956-298 1958-531 2010-1938 (2010-1941) 2039-1036 2105-594-598 2467-1515

(NOTE: THE ABOVE DESCRIBED PARCEL HAS BEEN DOUBLE ASSESSED FOR MANY YEARS; IT CONFLICTS WITH PCA-PP-S-46 BOTH OWNERS HAVE INSISTED ON PAYING TAXES)

Exhibit B

Properties (by parcel number)

1. PCA-SS-122
2. PCH-2-217
3. PCH-2-218
4. PCH-2-219
5. PCH-2-220
6. PCH-2-221
7. PCH-2-222
8. PCH-2-223
9. PCH-2-224
10. PCH-2-225
11. PCH-2-226
12. PCH-2-227
13. PCH-2-228
14. PCH-2-229
15. PCH-2-230
16. PCH-2-231
17. PCH-2-232
18. PCH-2-233
19. PCH-2-234
20. PCH-2-235
21. PCH-2-A
22. PCH-2-B
23. PCH-2-C
24. PCH-2-D
25. PCH-3-301
26. PCH-3-302
27. PCA-550-5