Entry #: 569904 04/01/2022 08:43 AM WARRANTY DEED Page: 1 of 11 FEE: \$40.00 BY: HICKMAN LAND TITLE LAYTON Jerry Houghton, Tooele County, Recorder

File 104151 Grantsville - Ivory



Mail Tax Notice: 1950 N 2200 W, Ste 900 SLC UT 84116

WARRANTY DEED

JENKS PROPERTIES, LLC, a Utah limited liability company
JENKS INVESTMENTS, LLC, a Utah limited liability company
WILLIAM J. OSBORNE, Trustee of the WILLIAM OSBORNE FAMILY TRUST dated May 30, 2007
TREJO INVESTMENTS, LLLP, an Arizona Limited Liability Limited Partnership
LAKE BAIKAL, LLC, an Arizona limited liability company
JCT-WCC, LLC, an Arizona limited liability company
RJT-WCC, LLC, an Arizona limited liability company
DMGT, LLC, an Arizona Limited Liability Company
S&E INVESTMENTS, LLC, a Utah limited liability company
VIEL GLUCK LIMITED PARTNERSHIP, an Arizona limited partnership
FAR MAREL, L.L.C., an Arizona limited liability company
JOHNSON PROPERTY HOLDINGS, LC, a Utah limited liability company
TST HOLDINGS, LLC, a Utah limited liability company
WC-NSR2, LLC, a Utah limited liability company

organized and existing under the laws of the State of Utah and or Arizona, Grantor(s), with its principal office at the State of Utah, hereby CONVEY AND WARRANT to

IMG GRANTSVILLE HOLDINGS, LLC, a Utah limited liability company

For the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Tooele County, State of Utah.

See Attached Exhibit "A"

Tax Roll No. 01-078-0-0017, 01-078-0-0020, 01-081-0-0006, 01-077-0-0109, 01-078-0-0019, 01-078-0-0021

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing member, this 29 day of March A.D. 2022.

File 104151 Grantsville - Ivory	
JEMKS PROPERTIES, L.C., a Utah limited liability compar	ıy
By: XAY M. JENKS, Manager	

STATE OF UTAH) SS County of Cache

On the 20 day of March A.D. 2022 personally appeared before me JAY M. JENKS, who being by me duly sworn did say, that he is the manager of JENKS PROPERTIES, L.C., a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

LIMITED LIABILITY ACKNOWLEDGMENT

Commission expires:



NOTARY PUBLIC CYNTHIA JANE POULSEN 715462 MY COMMISSION EXPIRES **DECEMBER 22, 2024** STATE OF UTAH

INVESTMENTS, LLC, a Utah limited liability company

JENKS, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH

SS

County of Cache)

On the 24 day of March A.D. 2022 personally appeared before me JAY M. JENKS, who being by me duly sworn did say, that he is the manager of JENKS INVESTMENTS, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Commission expires:



NOTARY PUBLIC CYNTHIA JANE POULSEN 715462 MY COMMISSION EXPIRES **DECEMBER 22, 2024** STATE OF UTAH

WILLIAM J. OSBORNE, Trustee

of the WILLIAM J. OSBORNE FAMILY TRUST, dated May 30, 2017

TRUSTEE ACKNOWLEDGMENT

STATE OF-UTAH-

County of Cache

On this 29 day of March A.D. 2022 personally appeared before me, WILLIAM J. OSBORNE known to me to be the Trustee of the WILLIAM J. OSBORNE FAMILY TRUST dated May 30, 2017 and the Trustee who subscribed the said Trust name to the foregoing instrument, acknowledged to me that he executed the same in said Trust name, and that said Trust executed the same.

Notary Public

Commission expires: 02/10/23

EMMANUEL OJEDA Notary Public - Arizona Maricopa County Commission # 559250 My Commission Expires February 10, 2023

TREJO, LLLP, an Arizona Limited Liability Partnership more correctly known as TREJO INVESTMENTS, LLLP, an Arizona Limited Limited Partnership

BY: GILA GRANDE, INC., General Partner

BY: JON C. TREJO, CEO

PARTNERSHIP ACKNOWLEDGMENT

STATE OF ARIZONA }

SS

County of Martunous

On the _______ day of March A.D. 2022, personally appeared before me JON C. TREJO who being by me duly sworn did say, that he is the CEO of GILA GRANDE, INC., the General Partner of TREJO, LLLP, an Arizona Limited Liability Partnership more correctly known as TREJO INVESTMENTS LLLP, an Arizona Limited Liability Partnership and the General Partner who subscribed the said partnership name to the foregoing instrument, who acknowledged to me that he executed the same in said partnership name, and that said partnership executed the same.

Notary Public

Commission expires: 44/

JOSHUA WILHELM
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 595090
MY COMMISSION EXPIRES
FEBRUARY 04, 2025

EAKE BAIKAL, LLC, an Arizona limited Liability company

By: JON d

rikEJO, Manager

1.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA)

SS

County of Marripon)

On the 29 day of March A.D. 2022 personally appeared before me JON C. TREJO, who being by me duly sworn did say, that he is the manager of LAKE BAIKAL, LLC, an Arizona limited Liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same

Notary Public

Commission expires: Z

JOSHUA WILHELM NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 595090 MY COMMISSION EXPIRES FEBRUARY 04, 2025

DMGT, LLC, an Arizona Limited Liability Company

By: JON C. TREJO, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA)

County of Maricopa's

On the 29 day of March A.D. 2022 personally appeared before me JON C. TREJO, who being by me duly sworn did say, that he is the manager of DMGT, LLC, an Arizona Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires: 2/4/25



JOSHUA WILHELM NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 595090 MY COMMISSION EXPIRES FEBRUARY 04, 2025

JCT-WCG, LLC, an Arizona limited lability company

By: JON C. TRESO, Manage

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA)

SS

County of Maricopa

On the 29 day of March A.D. 2022 personally appeared before me JON C. TREJO, who being by me duly sworn did say, that he is the manager of JCT-WCC, LLC, an Arizona limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notacy Public

Commission expires:

1/25

JOSHUA WILHELM
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 595090
MY COMMISSION EXPIRES
FEBRUARY 04, 2025

RJT-WCC, LLC, an Arizona limited liability company

By: CAMERON B. TREJO, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA)

SS

County of Maricopy)

On the 29 day of March A.D. 2022 personally appeared before me CAMERON B. TREJO, who being by me duly sworn did say, that he is the manager of RJT-WCC, LLC, an Arizona limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires: 44/

JOSHUA WILHELM NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 595090 MY COMMISSION EXPIRES FEBRUARY 04, 2025

VIEL GLUCK LIMITED PARTNERSHIP, an Arizona Limited Partnership BY: VIEL GLUCK, LLC, an Arizona limited liability company, General Partner

By: BRENT A. BOWDEN, Manager

PARTNERSHIP ACKNOWLEDGMENT

STATE OF ARIZONA)

SS

County of Maricopa

On the 29 day of March A.D. 2022, personally appeared before me, BRENT A. BOWDEN, known to me to be a manager of VIEL GLUCK, LLC, an Arizona limited liability company the General Partner in the partnership of VIEL GLUCK LIMITED PARTNERSHIP, an Arizona Limited Partnership and the General partner who subscribed the said partnership name to the foregoing instrument, who acknowledged to me that he executed the same in said partnership name, and that said partnership executed the same.

Notary Public

Commission expires:



FAR MAREL, L.L.C., an Arizona limited liability company

By: BRENT A. BOWDEN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA)

SS

County of Maricopa

On the 29 day of March A.D. 2022 personally appeared before me BRENT A. BOWDEN, who being by me duly sworn did say, that he is the manager of FAR MAREL, L.L.C., an Arizona limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires:



File 104151 Grantsville - Ivory	
JOHNSON PROPERTY HOLDINGS, LC, a Utah limited liability company	
18/14 Min	
By: COREY L. JOHNSON, Manager	
LIMITED LIABILITY ACKNOWLEDGMENT	_
STATE OF UTAH) SS	
County of Sat LAVE)	
On the 291 th day of March A.D. 2022 personally appeared before me COREY L. JOHNSON, who being by me duly sworn did say, that he is the manager of JOHNSON PROPERTY HOLDINGS, LC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.	
Notary Public Commission expires: 8-14-2024 ANTHONY S ROBERTSON Notary Public, State of Utah Commission # 713521 My Commission Expires On August 14, 2024	
TST HOLDINGS, LLC, a Utah limited liability company	
By. TRAVIS S. TAYLOR, Manager	
STATE OF UTAH) SS	
County of SALT LAKE)	
On the 28 th day of March A.D. 2022 personally appeared before me TRAVIS S. TAYLOR, who being be me duly sworn did say, that he is the manager of TST HOLDINGS, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.	
ANTHONY S ROBERTSON Notary Public. State of Utah	
Notary Public Commission expires: 8-14-2024 Commission expires: 8-14-2024 My Commission Expires On August 14, 2024	

ANTHONY S ROBERTSON Notary Public, State of Utah

Commission #713521

Commission Expires On August 14, 2024

File 104151/Grantsville - Ivory S&E DAVESTMENTS, LLC, a Utah limited liability company By: STAN T. ROWLAN, Manager LIMITED LIABILITY ACKNOWLEDGMENT STATE OF UTAH SS County of SALT LAKE) On the 2014 day of March A.D. 2022 personally appeared before me STAN T. ROWLAN, who being by me duly sworn did say, that he is the manager of S&E INVESTMENTS, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same. ANTHONY S ROBERTSON Notary Public Notary Public, State of Utah Commission expires: 2 Commission # 713521 ommission Expires On August 14, 2024 LC, a-Utah limited liability company By: STAN T. ROWLAN, Manager LIMITED LIABILITY ACKNOWLEDGMENT STATE OF UTAH SS County of SALT LAKE) On the 29th day of March A.D. 2022 personally appeared before me STAN T. ROWLAN, who being by me duly sworn did say, that he is the manager of WC-NSR2, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires: 8-14-2014

JSH

EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, SAID POINT BEING N89°43'47"E 647.83 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE N89°43'47"E 921.88 FEET ALONG SAID SECTION LINE; THENCE S00°07'20"E 349.83 FEET; THENCE \$18°17'42"W 287.68 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 135.22 FEET, A CHORD DIRECTION OF \$63°06'05"E, AND A CHORD DISTANCE OF 134.87 FEET; THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 3398.29 FEET, A DISTANCE OF 1148.47 FEET, A CHORD DIRECTION OF S46°14'45"E, AND A CHORD DISTANCE OF 1143.01 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 572.61 FEET, A DISTANCE OF 305.02 FEET, A CHORD DIRECTION OF S52°26'15"E, AND A CHORD DISTANCE OF 301.43 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 785.00 FEET, A DISTANCE OF 755.42 FEET, A CHORD DIRECTION OF N84°01'17"E, AND A CHORD DISTANCE OF 726.61 FEET; THENCE N56°27'11"E 104.31 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, A DISTANCE OF 228.75 FEET, A CHORD DIRECTION OF N64°15'16"E, AND A CHORD DISTANCE OF 228.05 FEET; THENCE \$17°23'55"E 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, A DISTANCE OF 206.21 FEET, A CHORD DIRECTION OF S64°13'33"W, AND A CHORD DISTANCE OF 205.57 FEET; THENCE S56°27'11"W 104.31 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DISTANCE OF 470.44 FEET, A CHORD DIRECTION OF \$72°02'01"W, AND A CHORD DISTANCE OF 464.66 FEET; THENCE S11°48'02"E 623.06 FEET; THENCE S21°15'02"E 64.37 FEET; THENCE N89°59'27"E 264.99 FEET; THENCE S00°00'33"E 189.87 FEET; TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE S89°59'15"W 765.45 FEET ALONG SAID QUARTER SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE S00°05'59"W 1325.73 FEET ALONG THE WEST LINE OF SAID SECTION 1 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE N89°55'40"E 1229.24 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD THE FOLLOWING ONE (1) CALLS: 1) THENCE S16°27'26"W 891.06 FEET; THENCE N90°00'00"W 574.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1466.00 FEET, A DISTANCE OF 633.56 FEET, A CHORD DIRECTION OF N77°37'09"W. AND A CHORD DISTANCE OF 628.64 FEET; THENCE N16°19'51"E 151.83 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1316.00 FEET, A DISTANCE OF 567.12 FEET, A CHORD DIRECTION OF N51°55'25"W, AND A CHORD DISTANCE OF 562.74 FEET; THENCE N39°34'41"W 403.78 FEET; THENCE S49°10'16"W 324.70 FEET; THENCE N43°21'24"W 249.37 FEET; THENCE N51°06'20"W 150.00 FEET; THENCE N42°22'25"W 60.70 FEET; THENCE N48°24'11"W 159.77 FEET; THENCE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1240.00 FEET, A DISTANCE OF 344.15 FEET, A CHORD DIRECTION OF N40°27'45"W. AND A CHORD DISTANCE OF 343.05 FEET; THENCE N32°30'42"W 372.21 FEET; ; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1070.00 FEET, A DISTANCE OF 165.19 FEET, A CHORD DIRECTION OF N36°56'04"W, AND A CHORD DISTANCE OF 165.03 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A DISTANCE OF 34.24 FEET, A CHORD DIRECTION OF \$32°13'14"W. AND A CHORD DISTANCE OF 34.24 FEET; THENCE N53°05'48"W 150.38 FEET; THENCE N64°48'09"W 60.58 FEET: THENCE N55°17'38"W 146.41 FEET; THENCE N39°19'40"W 101.84 FEET; THENCE N62°22'52"W 200.91 FEET; THENCE S67°57'14"W 101.13 FEET; THENCE N62°39'55"W 166.90 FEET; THENCE N71°45'47"W 262.49 FEET; THENCE N73°27'08"W 28.74 FEET; THENCE N34°52'28"W 73.21 FEET; THENCE N68°50'13"W 155.51 FEET; THENCE 523°09'52"W 45.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2011.74 FEET, A DISTANCE OF 279.54 FEET, A CHORD DIRECTION OF N62°51'15"W, AND A CHORD DISTANCE OF 279.34 FEET; THENCE N58°52'46"W 216.89 FEET; THENCE N57°23'22"W 209.33 FEET; THENCE N26°02'39"E 453.85 FEET; THENCE N47°38'49"E 368.58 FEET; THENCE N12°20'35"E 576.82 FEET; THENCE N75°55'06"E 749.19 FEET; THENCE N44°53'25"E 941.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 265.82 ACRES IN AREA

LIME TABLE			
LINE	LENGTH	BEARING	
Li	287.68	H18"1742"E	
L2	349.83	H00107207W	
u	921.88	589"43"47"W	
L4	941.19	\$44"53"25"W	
L5	749-19	S75"55'06"W	
Lé	576.82	512*20'35*W	
L7	368.58	\$47"38'49"\Y	
L8	453.65	\$26.05,32.M	
L9	209.33	\$57"23"22"E	
LIO	216.69	5581527467E	
L11	45.12	N23'09'\$2'E	
LIZ	155.51	\$68"50"13"E	
L13	73.21	534'52'26'E	
L14	28.74	573"2 708" E	

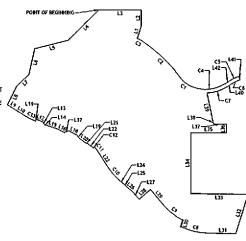
LINE TABLE		
LIHE	LENGTH	BEARING
LI3	262.49	571'45'47'E
L16	166.90	562'39'55'E
L17	101.13	M67"57"14"E
L18	200.91	562'22'52'E
L19	101.84	539'19'40'E
LZD	146.41	555*17'38'€
L21	60.58	564148'09'E
L22	150.38	\$\$3"05'48'E
L23	372.21	532°30'42'E
L24	159.77	548"24"11"E
L25	6D.70	240.53,12.E
L26	150.00	551*06'20°E
L27	249.37	543 21 24 E
L28	324.70	N49' 10'16'E

LINE TABLE			
LINE	LENGTH	BEARING	
LZ9	403.78	539"34'41'E	
L30	151.83	\$16" 19"51"W	
L31	574.96	H90'00'00'E	
L32	891.06	H16'27'26'E	
F33	1229.24	\$89"5\$740°W	
L34	1325,73	H00,02,28.E	
L35	765,45	H89'59'65'E	
L36	189.87	H00.00.33.A	
L37	264.99	\$89*59'27'W	
L 18	64.37	N21.1201.A	
L39	621,06	H11*48/02*W	
1.40	104,31	H56"2711"E	
L41	80.00	N17-2355W	
L42	104.35	556"27"11"W	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	305.02	572,61	N52*26*15*W	301.43
(2	1148.47	1398.29	H46*14745*W	1143.01
O	135.22	\$40.00	H63*86*85*W	134.87
C4	755.42	785.00	\$84"01"17"W	726.61
C5	229.75	840.00	564' 15'16'W	228.05
C6	204.21	760.00	H64"13"33"E	205.57
C7	470.44	865.00	H72"02'01'E	464.66
ÇB	633.56	1466,00	577°37'09'E	628.64
C9	567.12	1316,00	55115525E	562.74
C10	344.15	1240.00	\$40°27'45'E	343.05
C11	165,19	1070.00	\$36.24,04.E	165.03
C12	34.24	710.00	H33-13(14E	34,24
C13	279,57	2011.74	562"51"15"E	279.14

A PARCEL OF LAND LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-LINE OF THE HORTH-LAST QUARTER OF SAID SECTION 2, SAID POINT BEING MB9 '47-47" E 47.83 FEET ALONG THE SECTION HIM! FROM THE HORTH-QUARTER CORREC OF SAID SECTION 2, MAD MANNING THESE HIM 1899 '47-47" E 47.83 FEET ALONG THE SECTION HIM! FROM THE HORTH-QUARTER CORREC OF SAID SECTION 12, MAD MANNING THESE HIM 1891 '129-129 LAS FEET ALONG SAID SECTION HIM!; THINKE 200 POTOZE 3-03 JEET; THENCE SAID SECTION 1995; THEN EACH AND A HORN THE SAID SECTION HIM!; THINKE 200 POTOZE 3-03 JEET; A CHORD DIRECTION OF SAID SECTION HIM!; THINKE 200 POTOZE 3-03 JEET; A CHORD DIRECTION OF SAID SECTION HIM!; THINKE 200 POTOZE 3-03 AND FEET; A CHORD DIRECTION OF SAID SECTION HIM!; THINKE 200 POTOZE 3-03 AND SECTION



NORTHSTAR RANCH TAKEDOWN #1 Exhibit 03/11/22 1 OF 1

IVORY HOMES

CONTAINS 265.82 ACRES IN AREA