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Rhonda Francis Summit County Recorder

06/14/2024 03:58:34 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Wodoak Lane
Salt Lake City, UT 84117



File No.: 141765-DMF

SPECIAL WARRANTY DEED

Red Rock Ranch Development LLC, a Utah limited liability company,

GRANTOR(S), of Jackson, State of Wyoming, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Land Corporation, a Utah corporation,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Summit County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: CT-482-F and CT-476 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

TOGETHER WITH ALL APPURTENANT WATER RIGHTS, including but not limited to Utah Water Right Numbers 35-2109, 35-2136, 35-8521 and 35-8565.

[Signature on following page]

Dated this 14th day of June, 2024.

Red Rock Ranch Development LLC, a Utah limited liability company

By: Cumming Investment Company, L.C.,
a Wyoming limited liability company
Its: Manager

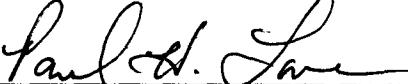
By: Jackson Management Services, L.C.,
a Wyoming limited liability company
Its: Manager

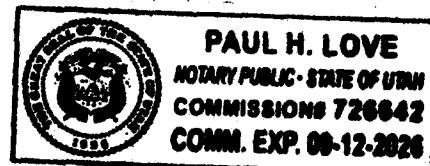

By: Matthew Ireland
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 14th day of June, 2024, before me, personally appeared Matthew Ireland, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Red Rock Ranch Development LLC, a Utah limited liability company.


Notary Public



726642
9-12-2026

EXHIBIT A
Legal Description

PARCEL 1:

A PARCEL OF LAND LOCATED IN WEST HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S89°51'50"E 809.77 FEET AND N00°00'00"E 364.98 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING A FOUND SUMMIT COUNTY 3.5" ALUMINUM CAP SET IN CONCRETE - 2000) AND RUNNING THENCE N85°17'11"E 1207.83 FEET; THENCE S19°39'11"E 272.04 FEET; THENCE S19°43'34"W 142.13 FEET; THENCE S12°44'15"W 114.30 FEET; THENCE S07°21'39"W 98.70 FEET; THENCE S06°43'16"E 49.37 FEET; THENCE N86°15'19"E 214.36 FEET; THENCE S19°13'43"E 446.93 FEET; THENCE S84°10'15"W 507.79 FEET; THENCE S06°54'10"W 235.55 FEET; THENCE S84°10'35"W 835.33 FEET; THENCE N09°03'58"W 1344.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S00°50'30"E 27.57 FEET FROM A FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, S00°50'30"E 628.08 FEET; THENCE S89°31'41"W 1414.13 FEET; THENCE S84°57'32"W 748.52 FEET; THENCE S84°21'14"W 449.29 FEET; THENCE N19°50'37"W 150.00 FEET; THENCE S84°21'14"W 168.20 FEET; THENCE N19°46'02"W 235.07 FEET; THENCE N19°54'10"W 86.18 FEET; THENCE N18°58'47"W 721.30 FEET; THENCE N31°10'47"E 162.06 FEET; THENCE N02°47'37"W 24.10 FEET; THENCE N85°13'08"E 345.01 FEET; THENCE S18°58'47"E 576.122 FEET; S71°01'13"W 125.00 FEET; THENCE S18°58'47"E 139.095 FEET; N71°01'13"E 125.00 FEET; THENCE S18°58'47"E 190.662 FEET; THENCE S37°30'03"E 195.00 FEET; THENCE S61°46'33"E 129.347 FEET; THENCE S02°25'48"E 100.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 240.424 FEET, A CHORD DIRECTION OF N56°57'29"E, AND A CHORD DISTANCE OF 229.148 FEET; THENCE N26°20'47"E 65.06 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DISTANCE OF 154.277 FEET, A CHORD DIRECTION OF N34°45'54"E, AND A CHORD DISTANCE OF 153.723 FEET; THENCE N43°11'01"E 111.173 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A DISTANCE OF 205.893 FEET, A CHORD DIRECTION OF N30°45'57"E, AND A CHORD DISTANCE OF 204.285 FEET; THENCE N18°20'53"E 85.056 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DISTANCE OF 150.81 FEET, A CHORD DIRECTION OF N26°34'39"E, AND A CHORD DISTANCE OF 150.292 FEET; THENCE N34°48'25"E 142.688 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 313.00 FEET, A DISTANCE OF 231.157 FEET, A CHORD DIRECTION OF N55°57'50"E, AND A CHORD DISTANCE OF 225.939 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 21.728 FEET, A CHORD DIRECTION OF N35°37'24"E, AND A CHORD DISTANCE OF 19.878 FEET; THENCE N84°07'32"E 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 21.73 FEET, A CHORD DIRECTION OF S47°22'19"E, AND A CHORD DISTANCE OF 19.88 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 313.00 FEET, A DISTANCE OF 499.55 FEET, A CHORD DIRECTION OF S43°08'50"E, AND A CHORD DISTANCE OF 448.20 FEET; THENCE S89°48'18"E 61.37 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 387.00 FEET, A DISTANCE OF

358.72 FEET, A CHORD DIRECTION OF S63°15'01"E, AND A CHORD DISTANCE OF 346.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, A DISTANCE OF 60.41 FEET, A CHORD DIRECTION OF N56°48'29"E, AND A CHORD DISTANCE OF 60.36 FEET; THENCE S29°07'12"E 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 25.23 FEET, A CHORD DIRECTION OF S12°41'25"W, AND A CHORD DISTANCE OF 22.36 FEET; THENCE S54°30'02"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 25.23 FEET, A CHORD DIRECTION OF N83°41'21"W, AND A CHORD DISTANCE OF 22.36 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A DISTANCE OF 161.19 FEET, A CHORD DIRECTION OF S35°48'27"W, AND A CHORD DISTANCE OF 159.95 FEET; THENCE S65°46'32"E 151.97 FEET; THENCE S67°33'42"E 73.207 FEET; THENCE S80°29'32"E 70.179 FEET; THENCE N84°50'46"E 70.179 FEET; THENCE N70°11'05"E 70.179 FEET; THENCE N55°31'23"E 70.179 FEET; THENCE N40°51'41"E 70.179 FEET; THENCE N23°31'19"E 95.589 FEET; THENCE N06°57'55"E 127.702 FEET; THENCE N77°32'27"E 117.105 FEET TO THE POINT OF BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Red Rock Ranch Development LLC, a Utah limited liability company

Grantee: Ivory Land Corporation, a Utah corporation

Tax ID Number(s): CT-482-F and CT-476

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

<p>1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.</p> <p>2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</p> <p>3 <input type="checkbox"/> No water rights are being conveyed.</p> <p>4 <input type="checkbox"/> Water rights are being conveyed by separate deed.</p>	<p>Proceed to Section</p> <p>A</p> <p>B</p> <p>C</p> <p>C</p>
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Section

Important Notes
(see other side)

A	<p>The water right(s) being conveyed include Water Right No(s). <u>35-2109, 35-2136</u> <u>35-8521 and 35-8565</u></p> <p>along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)</p>	<p>N1</p> <p>N2</p> <p>N3</p>
B	<p>Only the following water rights are being conveyed: (check all boxes that apply)</p> <p><input type="checkbox"/> All of Water Right No(s). _____</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)</p>	<p>N1</p> <p>N4</p> <p>N5</p> <p>N5</p> <p>N5</p> <p>N2</p>
C	<p>Disclosures by Grantor: (check all boxes that apply)</p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	<p>N6</p> <p>N7</p> <p>N8</p> <p>N9</p> <p>N10</p>

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Mark L. Ulum

Grantee's Acknowledgment of Receipt:

Grantee's Mailing Address: 978 Woodoak Lane, Salt Lake City, UT 84117

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE

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WATER RIGHTS ADDENDUM TO LAND DEEDS

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Check one box only

1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. <small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> 3 <input type="checkbox"/> No water rights are being conveyed. 4 <input type="checkbox"/> Water rights are being conveyed by separate deed.	Proceed to Section A B C C
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Section		Important Notes (see other side)
A	<p>The water right(s) being conveyed include Water Right No(s). <u>35-2109, 35-2136</u> <u>35-8521 and 35-8565</u></p> <p>along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i></p>	N1 N2 N3
B	<p>Only the following water rights are being conveyed: <i>(check all boxes that apply)</i></p> <p><input type="checkbox"/> All of Water Right No(s). _____</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i></p>	N1 N4 N5 N5 N2
C	<p>Disclosures by Grantor: <i>(check all boxes that apply)</i></p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	N6 N7 N8 N9 N10
<p>Attach and sign additional copies of this form if more space is needed.</p>		

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____ DocuSigned by: _____

Grantee's Acknowledgment of Receipt: kevin angelsey B78CBF3DA54C4AA

Grantee's Mailing Address: 978 Woodoak Lane, Salt Lake City, UT 84117

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS