

01221337 B: 2822 P: 0653

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Rhonda Francis Summit County Recorder

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

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

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



File No.: 141765-DMF

QUITCLAIM DEED

Red Rock Ranch Development LLC, a Utah limited liability company, GRANTOR(S), of Jackson, State of Wyoming, hereby quitclaims 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)

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

A handwritten signature in black ink, appearing to read 'Matthew Ireland'.

By: Matthew Ireland
Its: Manager

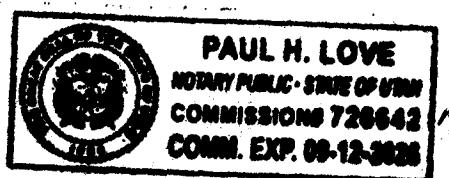
STATE OF UTAH

COUNTY OF SALT LAKE

On 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.

Paul H. Love

Notary Public



126642
9-12-2026

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 1780.45 FEET AND WEST 842.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING A REBAR AND CAP AT AN EXISTING FENCE CORNER) AND RUNNING THENCE SOUTH 85 DEGREES 14 MINUTES 41 SECONDS WEST 835.33 FEET, ALONG AN OLD EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH STATE PARKS RECREATION (FORMERLY KNOWN AS THE UNION PACIFIC RAILROAD); THENCE NORTH 07 DEGREES 59 MINUTES 52 SECONDS WEST 1344.27 FEET, ALONG SAID LINE TO A 6" STEEL POST; THENCE NORTH 86 DEGREES 22 MINUTES 02 SECONDS EAST 1207.95 FEET, ALONG AN EXISTING PANEL FENCE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE HOYTSVILLE ROAD (SAID POINT BEING A 6" STEEL POST); THENCE SOUTH 18 DEGREES 33 MINUTES 56 SECONDS EAST 271.93 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A REBAR AND CAP; THENCE SOUTH 20 DEGREES 47 MINUTES 40 SECONDS WEST 142.13 FEET, TO A REBAR AND CAP; THENCE SOUTH 13 DEGREES 48 MINUTES 21 SECONDS WEST 114.30 FEET, TO A REBAR AND CAP; THENCE SOUTH 08 DEGREES 25 MINUTES 45 SECONDS WEST 98.70 FEET, TO A REBAR AND CAP; THENCE SOUTH 05 DEGREES 39 MINUTES 10 SECONDS EAST 49.37 FEET, TO A REBAR AND CAP; THENCE NORTH 87 DEGREES 19 MINUTES 25 SECONDS EAST 214.36 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE HOYTSVILLE ROAD (SAID POINT BEING A REBAR AND CAP); THENCE SOUTH 18 DEGREES 08 MINUTES 20 SECONDS EAST 446.95 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A REBAR AND CAP; THENCE SOUTH 85 DEGREES 14 MINUTES 59 SECONDS WEST 507.79 FEET, ALONG AN EXISTING FENCE LINE TO A REBAR AND CAP; THENCE SOUTH 07 DEGREES 55 MINUTES AND 55 SECONDS WEST 235.55 FEET, ALONG SAID FENCE TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND HAVING A BASIS SOUTH OF BEARING TAKEN AS SOUTH BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH CORNER IS A 2" ALUMINUM CAP MARKED SUMMIT COUNTY SURVEY AT A FOUR WAY FENCE CORNER, AND RUNNING THENCE SOUTH 2650.58 FEET, ALONG THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF ABOVE SAID SECTION TO THE EAST QUARTER CORNER, SAID CORNER BEING AN EXISTING STONE AT A THREE WAY FENCE CORNER; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST 655.59 FEET, ALONG THE EASTERLY SECTION LINE OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION TO AN INTERSECT POINT ON AN OLD EXISTING FENCE LINE; THENCE NORTH 89 DEGREES 24 MINUTES 13 SECONDS WEST 1414.10 FEET, ALONG SAID FENCE LINE; THENCE SOUTH 86 DEGREES 01 MINUTES 38 SECONDS WEST 748.52 FEET, ALONG SAID FENCE LINE; THENCE SOUTH 85 DEGREES 25 MINUTES 20 SECONDS WEST 449.29 FEET, TO THE EASTERLY LINE OF RICHARD AND DIANE WILSON PROPERTY; THENCE NORTH 18 DEGREES 46 MINUTES 31 SECONDS WEST 150.00 FEET, ALONG SAID LINE; THENCE SOUTH 85 DEGREES 25 MINUTES 20 SECONDS WEST 168.20 FEET, ALONG SAID LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HOYTSVILLE ROAD; THENCE NORTH 17 DEGREES 48 MINUTES 45 SECONDS WEST 13.32 FEET, ALONG SAID ROAD LINE; THENCE NORTH 18 DEGREES 46 MINUTES 31 SECONDS WEST 307.94 FEET, ALONG SAID ROAD LINE; THENCE NORTH 17 DEGREES 54 MINUTES 41 SECONDS WEST 721.30 FEET, ALONG SAID ROAD LINE TO A FENCE LINE LOCATED ON THE WESTERLY SIDE OF AN IRRIGATION DITCH, ALSO SAID FENCE BEING THE EASTERLY LINE OF THE ROBERT AND CAROLE CARTER PROPERTY; THENCE NORTH 32 DEGREES 14 MINUTES 53 SECONDS EAST

162.06 FEET, ALONG SAID FENCE LINE; THENCE NORTH 01 DEGREES 43 MINUTES 31 SECONDS WEST 24.10 FEET, ALONG SAID FENCE LINE TO A PIPE FENCE LINE; THENCE NORTH 86 DEGREES 17 MINUTES 14 SECONDS EAST 435.24 FEET, ALONG SAID PIPE FENCE LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 2106.70 FEET, ALONG SAID QUARTER SECTION LINE TO THE NORTH QUARTER CORNER OF ABOVE SAID SECTION; THENCE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST 2628.83 FEET, ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

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 FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 N01°03'55"W 2650.543 FEET TO A FOUND MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 S89°43'11"W 2629.122 FEET TO A FOUND MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER S00°58'24"E 2106.851 FEET; THENCE S85°13'08"W 90.116 FEET; THENCE S18°58'47"E 576.122 FEET; THENCE 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 EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE N00°50'30"W 27.575 FEET TO THE POINT OF BEGINNING.

Tax Id No.: CT-482-F and CT-476