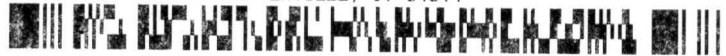


WHEN RECORDED RETURN TO:
Jensen Farms Development, Inc.
610 North 800 West
Centerville, Utah 84014

14373808 B: 11565 P: 2057 Total Pages: 6
04/21/2025 12:54 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JENSEN FARMS DEVELOPMENT, INC
610 NORTH 800 WEST CENTERVILLE, UT 84014



20-26-101-002-0000, 20-26-101-008-0000, 20-26-176-002-0000

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED WITH COVENANTS

THIS INSTRUMENT is entered into as of the 15 day of April, 2025 ("Effective Date"), between **CW Copper Rim 1, LLC**, a Utah limited liability company ("Grantor") and **Jensen Farms Development, Inc.** a Utah corporation with an address of 610 North 800 West Centerville, Utah 84014 ("Grantee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to Grantee, the following real property located in West Jordan City, Salt Lake County, Utah (the "**Property**") and described as follows:

See attached Exhibit A

TOGETHER WITH all rights and privileged appurtenant thereto, including the right to develop no more than the maximum units described in the Development Agreement [defined below]; and

RESERVING unto Grantor the right to locate, construct and dedicate to the appropriate public entities utility easements as may be necessary for developing the Copper Rim Project as depicted and described in the Master Development Agreement for Copper Rim between the West Jordan City and Grantor as recorded in the office of the County Recorder, Salt Lake County, Utah, as amended ("Development Agreement"); and

FURTHER RESERVING unto Grantor the right to amend any portion of the Development Agreement, without the signature or approval of Grantee so long as such amendment does not touch or physically impact the Property granted hereby; and

SUBJECT TO all matters of record, including any reservations, easements, covenants, conditions, restrictions, and all other rights or interests of record enforceable at law or equity; and

IN CONNECTION WITH (and as an integral part of) the conveyance of the Property, Grantor and Grantee agree as follows:

1. Covenant to Comply with Development Agreement. Grantee acknowledges that Grantee shall take no actions or construct any improvements which are inconsistent with the Development Agreement, as the same may be amended from time to time, in connection with the development, ownership, use and/or operation the Property granted hereby.
2. Transfer Deed. Grantee agrees that this Instrument is a "Transfer Deed" as described in the Development Agreement, that the Property is being transferred by metes and bounds prior to the recordation of a plat of subdivision as allowed by law, and that further subdivision

approvals will be required before Grantee may sell individual lots to builders or the purchasers of residential units.

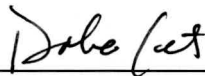
3. Term. The term of covenants set forth in the Transfer Deed shall continue until the Development Agreement terminates in accordance with its terms, or until subdivision plats are approved in accordance with West Jordan City's codes and other applicable laws.
4. Running of Benefits and Burdens. The covenants, including the burdens stated and implied, touch, concern, and run with the Property and are binding upon the successors-in-title of Grantee.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

ENTERED INTO as of the Effective Date.

GRANTOR:

CW Copper Rim 1, LLC
a Utah limited liability company

By: 
Name: Darlene Carter
Its: Chief Executive Officer

GRANTEE:

Jensen Farms Development, Inc.
a Utah corporation

By: 
Name: Colin Wright
Its: President

Consented to by non party West Jordan City
As contemplated by Section 7.1 of the Development
Agreement

West Jordan City, a political subdivision

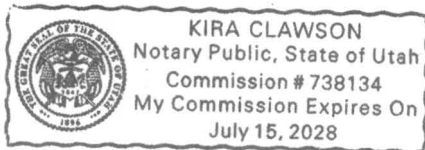
By: 
Its: Planning Director acting as the Land Use Authority

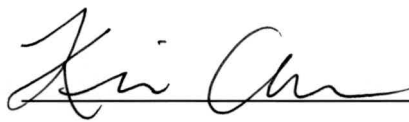
STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 15 day of April, 2025, personally appeared before me Darlene Carter, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say she, is the Chief Executive Officer of CW Copper Rim 1, LLC and said document was signed by her on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Darlene Carter acknowledged to me said limited liability company executed the same.

Witness my hand and official seal

(Seal)



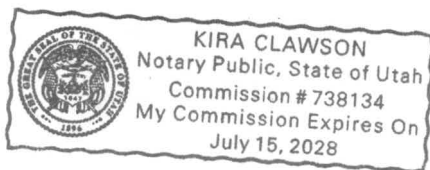

Notary Public

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 15 day of April, 2025, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he, is the President of Jensen Farms Development, Inc. and said document was signed by him on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said incorporation executed the same.

Witness my hand and official seal

(Seal)



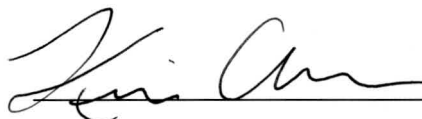

Notary Public

Exhibit "A"

Parcel 20-26-101-002-0000

Legal description

BEG E 36.23 FR NW COR SEC 26, T2S, R2W, SLM; S 14°43'25" E 34.14 FT; N 89°41'31" E 1678.84 FT M OR L; N 00°35'35" W 32.08 FT M OR L; W'LY TO PT OF BEG. 1.26 AC M OR L. 10311-5286 10409-6150 10409-6154

Parcel 20-26-101-008-0000

Legal description

BEG N 89°41'31" E 44.72 FT & S 33 FT FR NW COR SEC 26, T2S, R2W, SLM; N 89°41'31" E 1678.84 FT; S 0°35'35" E 900.40 FT; N 89°41'31" E 933.40 FT; S 0°35'24" E 1316.34 FT; S 64°48'28" W 448.09 FT; S 51°08'54" E 3.87 FT; S 46°15'13" E 80.15 FT; S 13°56'38" E 196.82 FT; S 31°08'55" W 30.51 FT; N 57°21'14" W 102.85 FT; N 32°02'47" E 15.91 FT; N 19°40'50" W 23.86 FT; N 60°07'49" W 9.76 FT; N 57°21'14" W 66 FT; N 52°01'34" W 59.84 FT; N 57°36'46" W 28.42 FT; N 57°33'42" W 166.82 FT; N 30°21'18" W 10.19 FT; N 55°17'21" W 30.84 FT; N 88°16'48" W 10.14 FT; N 57°24'50" W 179.85 FT; N 41°02'22" W 111 FT; N 48°35'46" W 34.30 FT; N 87°43'08" W 23.58 FT; NW'LY ALG 60.32 FT RADIUS CURVE TO R, 48.18 FT (CHD N 59°58'30" W); NW'LY ALG 89.52 FT RADIUS CURVE TO R, 60.17 FT (CHD N 21°22'38" W); NW'LY ALG 19.11 FT RADIUS CURVE TO L, 28.21 FT (CHD N 49°06'39" W); S 89°22'11" W 103.70 FT; S 85°17'01" W 16.19 FT; SW'LY ALG 50 FT RADIUS CURVE TO L, 24.04 FT (CHD S 64°14'45" W); N 1°01'17" W 21.69 FT; NW'LY ALG 416 FT RADIUS CURVE TO L, CHD LENGTH 42.26 FT (CHD N 2°37'27" W); N 5°32'08" W 23.52 FT; NE'LY ALG 34 FT RADIUS CURVE TO R, CHD LENGTH 37.90 FT (CHD N 28°20'16" E); NE'LY ALG 84 FT RADIUS CURVE TO R, CHD LENGTH 47.74 FT (CHD N 78°43'18" E); S 82°41'18" E 2.45 FT; N 9°59'19" E 38.33 FT; N 25°28'33" E 35.43 FT; NW'LY ALG 93 FT RADIUS CURVE TO R, CHD LENGTH 50.81 FT (CHD N 47°30'10" W); NW'LY ALG 383 FT RADIUS CURVE TO R, CHD LENGTH 92.08 FT (CHD N 24°44'41" W); S 73°11'15" W 32.66 FT; N 84°19'32" W 42.07 FT; S 8°29'04" W 2.15 FT; SW'LY ALG 83 FT RADIUS CURVE TO R, CHD LENGTH 70.42 FT (CHD S 35°23'37" W); SW'LY ALG 333 FT RADIUS CURVE TO R, CHD LENGTH 31.98 FT (CHD S 63°14'45" W); SW'LY ALG 134 FT RADIUS CURVE TO R, 23.38 FT (CHD S 72°13'08" W); N 11°07'36" W 17.45 FT; SW'LY ALG 1528.85 FT RADIUS CURVE TO L, 585.66 FT (CHD S 66°06'52" W); N 30°26'24" W 141.32 FT; N 49°05'36"

Parcel 20-26-176-002-0000

Legal description

BEG S 89°44'02" W 1804.74 FT & S 89°44'02" W 857.80 FT FR E 1/4 COR SEC 26, T2S, R2W, SLM; N 0°35'20" W 387.57 FT; S 64°48'28" W 448.09 FT; S 51°08'54" E 3.87 FT; S 46°14'13" E 80.15 FT; S 13°56'38" E 196.82 FT; N 31°08'55" E 62.84 FT M OR L; NW'LY ALG 19 FT RADIUS CURVE TO L, 25.56 FT (CHD N 7°23'09" W); N 45°55'10" W 42.23 FT; N 44°04'50" E 70 FT; S 45°55'10" E 17.13 FT; NE'LY ALG 19 FT RADIUS CURVE TO L, 35 FT (CHD N 81°18'05" E); S 61°28'39" E 53.50 FT; SW'LY ALG 351.75 FT RADIUS CURVE TO R, 16.12 FT (CHD S 29°50'07" W); S 31°08'53" W 8.29 FT; SE'LY ALG 19 FT RADIUS CURVE TO L, 25.56 FT (CHD S 7°23'10" E); S 45°55'16" E 97.65 FT; SE'LY ALG

467.25 FT RADIUS CURVE TO L, 66.89 FT (CHD S $50^{\circ}02'10''$ E); N $31^{\circ}08'34''$ E 99.21 FT TO BEG.
10841-3585