

APNs: 20-26-101-008-0000; 20-26-176-002-0000

WHEN RECORDED RETURN TO:


Pulte Home Company, LLC
6965 S. Union Park Center, Suite 310
Cottonwood Heights, UT 84047

SPECIAL WARRANTY DEED

JENSEN FARMS DEVELOPMENT, INC., a Utah corporation, grantor, hereby conveys and warrants against all who claim by, through, or under the grantor to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, grantee, whose address is 6965 S. Union Park Center, Suite 310, Cottonwood Heights, UT 84047, the tracts of land in Salt Lake County, Utah, legally described in Exhibit A attached hereto and incorporated herein, subject to the exceptions contained in Exhibit B.

DATED this 18th day of October, 2025.

JENSEN FARMS DEVELOPMENT, INC., a Utah corporation

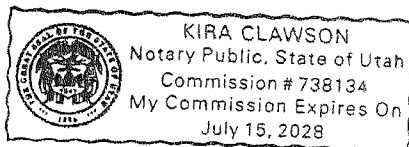
By: 

Print Name: Colin Wright

Title: President

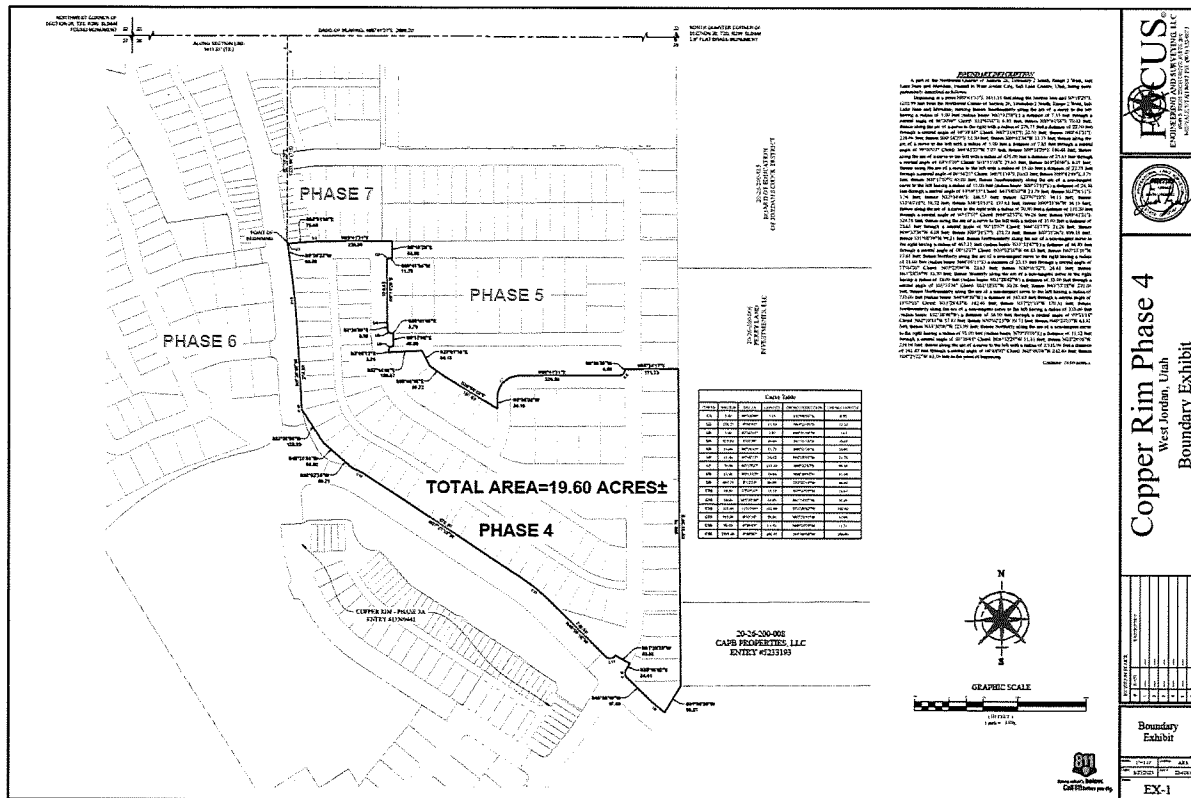
State of Utah)
County of Davis)

The foregoing instrument was acknowledged before me on this 18th day of October, 2025 by Colin Wright as President of Jensen Farms Development, Inc., a Utah corporation.




NOTARY PUBLIC

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY



The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Proposed Copper Rim Phase 4, being a part of the Northwest and Southwest Quarters of Section 26 Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point North 89°41'31" East 1411.31 feet along the Section line and South 0°18'29" East 1233.99 feet from the Northwest corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence Southeasterly along the arc of a curve to the left having a radius of 5.00 feet (radius bears: North 81°31'58" East) a distance of 7.55 feet through a central angle of 86°30'00" Chord: South 51°43'02" East 6.85 feet; thence North 85°01'58" East 70.45 feet; thence along the arc of a curve to the right with a radius of 276.75 feet a distance of 22.50 feet through a central angle of 04°39'33" Chord: North 87°21'45" East 22.50 feet; thence North 89°41'31" East 238.06 feet; thence South 00°18'29" East 53.50 feet; thence South 89°41'34" West 11.75 feet; thence along the arc of a curve to the left with a radius of 5.00 feet a distance of 7.85 feet through a central angle of 90°00'03" Chord: South 44°41'33" West 7.07 feet; thence South 00°18'29" East 186.48 feet; thence along the arc of a curve to the left with a radius of 475.00 feet a distance of 25.65 feet through a central angle of 03°05'39" Chord: South 01°51'18" East 25.65 feet; thence South 03°24'08" East 6.95 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.75 feet through a central angle of 86°54'21" Chord: South 46°51'18" East 20.63 feet; thence North 89°41'49" East 3.79 feet; thence South 00°17'50" East 40.00 feet; thence

Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°17'51" East) a distance of 24.38 feet through a central angle of 93°08'13" Chord: South 43°08'03" West 21.79 feet; thence South 03°56'11" East 3.74 feet; thence North 87°14'46" East 106.57 feet; thence South 27°07'18" East 54.13 feet; thence South 55°45'18" East 58.72 feet; thence South 58°55'53" East 197.63 feet; thence North 00°35'36" West 34.15 feet; thence along the arc of a curve to the right with a radius of 70.00 feet a distance of 110.30 feet through a central angle of 90°17'07" Chord: North 44°32'57" East 99.24 feet; thence North 89°41'31" East 324.58 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.63 feet through a central angle of 90°15'07" Chord: North 44°33'57" East 21.26 feet; thence North 00°35'36" West 4.08 feet; thence North 89°24'17" East 171.73 feet; thence South 00°35'36" East 999.18 feet; thence South 31°08'39" West 99.21 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 467.25 feet (radius bears: North 35°51'47" East) a distance of 66.89 feet through a central angle of 08°12'07" Chord: North 50°02'10" West 66.83 feet; thence North 45°55'16" West 97.65 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: North 44°05'11" East) a distance of 25.55 feet through a central angle of 77°03'20" Chord: North 07°23'09" West 23.67 feet; thence North 30°16'52" East 24.41 feet; thence North 61°28'39" West 53.50 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: North 61°28'42" West) a distance of 35.00 feet through a central angle of 105°33'34" Chord: South 81°18'05" West 30.26 feet; thence North 45°55'18" West 239.06 feet; thence Northwesterly along the arc of a nontangent curve to the left having a radius of 735.00 feet (radius bears: South 44°04'50" West) a distance of 142.63 feet through a central angle of 11°07'05" Chord: North 51°28'43" West 142.40 feet; thence North 57°21'10" West 570.51 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 335.00 feet (radius bears: South 32°38'46" West) a distance of 58.00 feet through a central angle of 09°55'14" Chord: North 62°18'51" West 57.93 feet; thence North 50°02'23" West 59.71 feet; thence North 48°23'03" West 63.92 feet; thence North 33°30'06" West 125.99 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 95.00 feet (radius bears: North 79°39'09" East) a distance of 11.52 feet through a central angle of 06°56'43" Chord: North 06°52'29" West 11.51 feet; thence North 03°24'08" West 214.64 feet; thence along the arc of a curve to the left with a radius of 2,935.00 feet a distance of 242.47 feet through a central angle of 04°44'00" Chord: North 05°46'08" West 242.40 feet; thence North 08°25'22" West 63.59 feet to the Point of Beginning.

EXHIBIT B
PERMITTED EXCEPTIONS