

File 104151 Grantsville - Ivory



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

## WARRANTY DEED

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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

JENKS PROPERTIES, L.C., a Utah limited liability company

*[Handwritten Signature]*

By: JAY M. JENKS, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

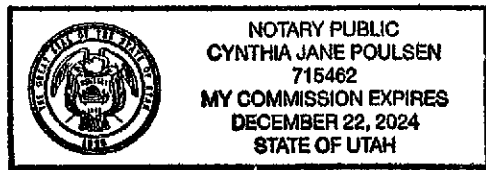
STATE OF UTAH )  
  SS  
County of Cache )

On the 29 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.

*[Handwritten Signature]*

Notary Public

Commission expires: 12.22.24



JENKS INVESTMENTS, LLC, a Utah limited liability company

*[Handwritten Signature]*

By: JAY M. JENKS, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

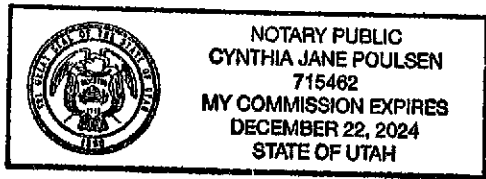
STATE OF UTAH )  
  SS  
County of Cache )

On the 29 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.

*[Handwritten Signature]*

Notary Public

Commission expires: 12.22.24



File 104151 Grantsville - Ivory



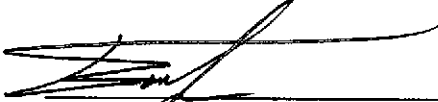
WILLIAM J. OSBORNE, Trustee  
of the WILLIAM J. OSBORNE FAMILY TRUST, dated May 30, 2017

*Arizona*

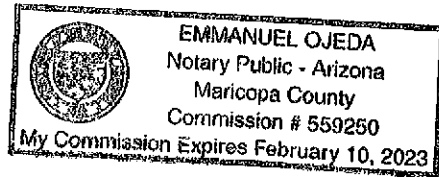
TRUSTEE ACKNOWLEDGMENT

STATE OF ~~UTAH~~ )  
*Maricopa* SS )  
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.

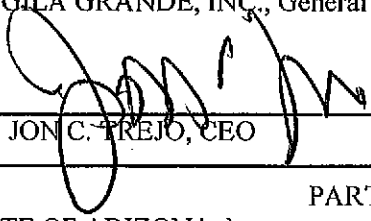


Notary Public  
Commission expires: *02/10/23*



File 104151 Grantsville - Ivory

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

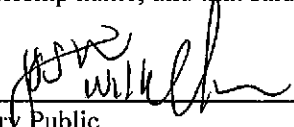


BY: JON C. TREJO, CEO

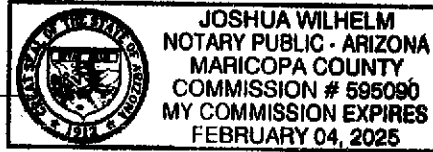
PARTNERSHIP ACKNOWLEDGMENT

STATE OF ARIZONA }  
SS  
County of Maricopa

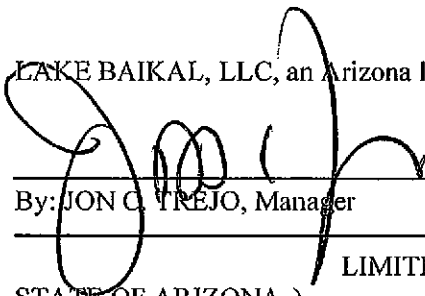
On the 29 day of March A.D. 2022, personally appeared before me JON C. TREJO who being by me duly sworn did say, that he is the CEO of GILA GRANDE, INC., the General Partner of TREJO, LLLP, an Arizona Limited Liability Partnership more correctly known as TREJO INVESTMENTS LLLP, an Arizona Limited Liability 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: 2/4/25



LAKE BAIKAL, LLC, an Arizona limited Liability company

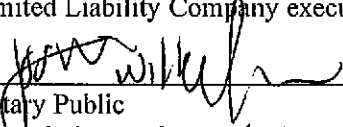


By: JON C. TREJO, Manager

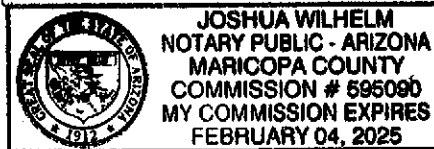
LIMITED LIABILITY ACKNOWLEDGMENT

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 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: 2/4/25



File 104151 Grantsville - Ivory

DMGT, LLC, an Arizona Limited Liability Company

*[Handwritten Signature]*  
By: JON C. TREJO, Manager

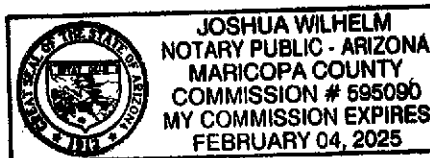
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA )

County of *Maricopa* <sup>SS</sup>

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.

*[Handwritten Signature]*  
Notary Public  
Commission expires: *2/4/25*



JCT-WCC, LLC, an Arizona limited liability company

*[Handwritten Signature]*  
By: JON C. TREJO, Manager

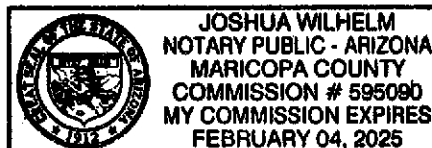
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA )

County of *Maricopa* <sup>SS</sup>

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.

*[Handwritten Signature]*  
Notary Public  
Commission expires: *2/4/25*



File 104151 Grantsville - Ivory

RJT-WCC, LLC, an Arizona limited liability company

By: CAMERON B. TREJO, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

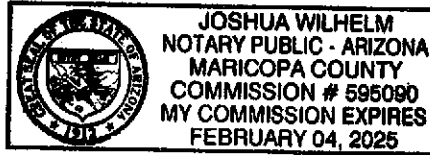
STATE OF ARIZONA )  
SS

County of ~~Maricopa~~ )

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: 2/4/25



File 104151 Grantsville - Ivory

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

*Brent A. Bowden*  
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.

*TERRI NEWMAN*  
Notary Public  
Commission expires:



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

*Brent A. Bowden*  
By: BRENT A. BOWDEN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ARIZONA )  
SS  
County of Maricopa )

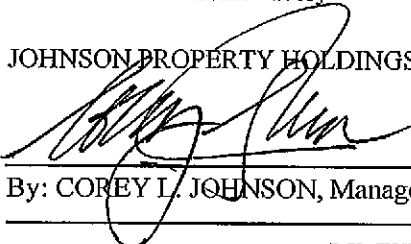
On the 29 day of March A.D. 2022 personally appeared before me BRENT A. BOWDEN, who being by me duly sworn did say, that he is the manager of FAR MAREL, L.L.C., an Arizona limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by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

*TERRI NEWMAN*  
Notary Public  
Commission expires:



File 104151 Grantsville - Ivory

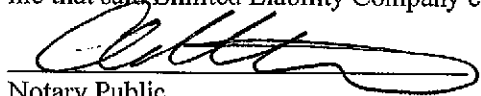
JOHNSON PROPERTY HOLDINGS, LC, a Utah limited liability company

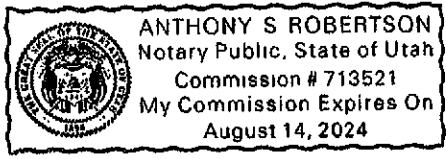
  
By: COREY L. JOHNSON, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

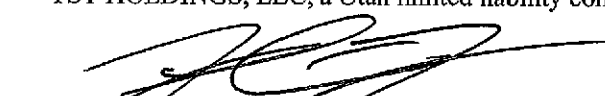
STATE OF UTAH )  
SS  
County of SALT LAKE )

On the 29<sup>th</sup> 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



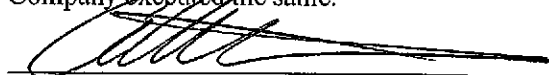
TST HOLDINGS, LLC, a Utah limited liability company

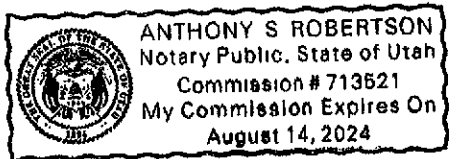
  
By: TRAVIS S. TAYLOR, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH )  
SS  
County of SALT LAKE )

On the 28<sup>th</sup> day of March A.D. 2022 personally appeared before me TRAVIS S. TAYLOR, who being by 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.

  
Notary Public  
Commission expires: 8-14-2024





File 104151/Grantsville - Ivory

S&E INVESTMENTS, LLC, a Utah limited liability company


  
By: STAN T. ROWLAN, Manager

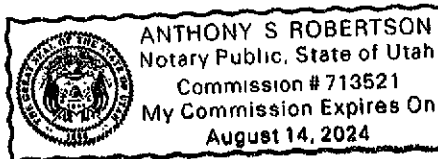
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH     )  
                                  SS

County of SALT LAKE

On the 20<sup>th</sup> 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.

  
Notary Public  
Commission expires: 8-14-2024



WC-NSR2, LLC, a Utah limited liability company

  
By: STAN T. ROWLAN, Manager

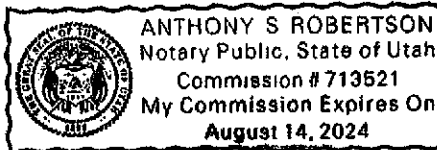
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH     )  
                                  SS

County of SALT LAKE

On the 29<sup>th</sup> 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: 8-14-2024



## 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 S18°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 S63°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 S17°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 S72°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 S32°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 S23°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

