

Entry #: 599319

02/22/2024 12:02 PM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed and Tax Notice To:
IMG Grantsville Development, Inc.
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IMG Grantsville Holdings, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

IMG Grantsville Development, Inc., 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 Tooele County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Parcel No. 01-078-0-0029

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 21 day of FEBRUARY, 2024.

[Signature and Acknowledgement Follows]

IMG Grantsville Holdings, LLC, a Utah limited liability company

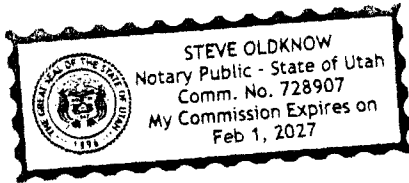

By: Ryan Tesch, Manager

State of Utah

County of Salt Lake

On this 21 day of FEBRUARY, 2024, before me, personally appeared Ryan Tesch, 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 IMG Grantsville Holdings, LLC, a Utah Limited Liability Company.

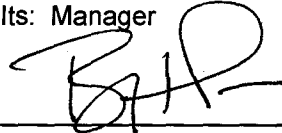

Notary Public



IMG Grantsville Holdings, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Manager



By: Bradley Holmes, President

State of Utah

County of Salt Lake

On this 21st day of February, 2024, before me, personally appeared Bradley Holmes, 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 LHMRE, LLC, a Utah limited liability company as manager of IMG Grantsville Holdings, LLC, a Utah Limited Liability Company.


Notary Public

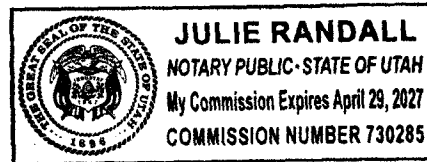


Exhibit A

PROPOSED NORTHSTAR RANCH SUBDIVISION PHASE 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°59'15"E 75.46 FEET ALONG THE EAST-WEST QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE MERIDIAN, THENCE N00°00'45"W 114.81 FEET; THENCE N59°19'29"W 180.00 FEET; THENCE N80°19'31"W 70.70 FEET; THENCE N59°19'29"W 130.00 FEET; THENCE N30°40'31"E 222.00 FEET; THENCE N33°54'43"E 336.54 FEET; THENCE N23°03'15"E 143.26 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DISTANCE OF 17.64 FEET, A CHORD DIRECTION OF N74°51'28"W, AND A CHORD DISTANCE OF 17.64 FEET; THENCE N15°43'36"E 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 785.00 FEET, A DISTANCE OF 675.09 FEET, A CHORD DIRECTION OF N81°05'23"E, AND A CHORD DISTANCE OF 654.48 FEET; THENCE N56°27'11"E 104.31 FEET; THENCE ALONG A TANGENT 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 SAID EAST-WEST QUARTER SECTION LINE; THENCE ALONG SAID EAST-WEST QUARTER SECTION LINE S89°59'15"W 689.99 FEET TO THE POINT OF BEGINNING.