

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



File No.: 183670-TOF

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## 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 EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 01-078-0-0034** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 9 day of September, 2025.

IMG Grantsville Holdings, LLC, a Utah limited  
liability company

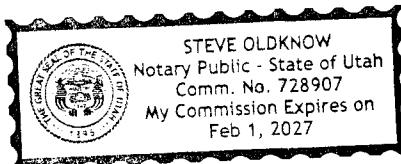
BY:   
Ryan Tesch  
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 9 day of September, 2025 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.

  
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Notary Public



**EXHIBIT A**  
**Legal Description**

PROPOSED NORTHSTAR RANCH PHASE 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 S00°05'59"W 1325.73 FEET; THENCE N89°55'40"E 1229.24 FEET; THENCE S16°27'26"W 392.36 FEET; THENCE N73°32'34"W 171.00 FEET; THENCE S16°27'26"W 39.00 FEET; THENCE N73°32'34"W 66.00 FEET; THENCE N73°32'34"W 68.29 FEET; THENCE N88°42'44"W 133.27 FEET; THENCE N84°03'28"W 193.10 FEET; THENCE S89°50'05"W 161.50 FEET; THENCE S85°34'06"W 66.18 FEET; THENCE S89°50'05"W 155.68 FEET; THENCE N88°46'16"W 201.35 FEET; THENCE N73°32'34"W 243.19 FEET; THENCE N16°27'26"E 95.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, A DISTANCE OF 25.13 FEET, A CHORD DIRECTION OF N28°32'34"W, AND A CHORD DISTANCE OF 22.63 FEET; THENCE N73°32'34"W 88.00 FEET; THENCE N16°27'26"E 66.00 FEET; THENCE S73°32'34"E 88.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, A DISTANCE OF 25.13 FEET, A CHORD DIRECTION OF N61°27'26"E, AND A CHORD DISTANCE OF 22.63 FEET; THENCE N16°27'26"E 114.00 FEET; THENCE N73°32'34"W 272.00 FEET; THENCE N78°54'16"E 181.60 FEET; THENCE N05°35'04"E 138.49 FEET; THENCE N15°32'09"W 130.00 FEET; THENCE N22°29'33"E 80.83 FEET; THENCE N10°10'31"W 110.31 FEET; THENCE N16°19'49"W 131.74 FEET; THENCE N27°38'36"W 67.99 FEET; THENCE N51°39'34"W 211.36 FEET; THENCE N62°22'17"W 72.53 FEET; THENCE N52°15'03"E 135.93 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, A DISTANCE OF 28.89 FEET, A CHORD DIRECTION OF N00°30'58"E, AND A CHORD DISTANCE OF 25.12 FEET; THENCE N51°13'07"W 116.22 FEET; THENCE N44°34'50"E 66.34 FEET; THENCE N40°40'29"E 324.09 FEET; THENCE N30°40'31"E 195.00 FEET; THENCE S59°19'29"E 130.00 FEET; THENCE S80°19'31"E 70.70 FEET; THENCE S59°19'29"E 180.00 FEET; THENCE S00°00'45"E 114.81 FEET; THENCE S89°59'15"W 75.46 FEET TO SAID EAST QUARTER CORNER AND THE POINT OF BEGINNING.