

193206-DMP

When Recorded, Return To:

JD XXVIII, LLC

1450 West 1850 North

Lehi, Utah 84043

Attn: John Hadfield

Tax ID: 02-123-0-0049 and 02-125-0-0042

SPECIAL WARRANTY DEED

Western Acres Holding LLC, a Utah limited liability company, Grantor, whose address is 5255 West 11000 North, Suite 125, Highland, Utah 84003 hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to JD XXVIII, LLC, a Utah limited liability company, Grantee, whose address is 1450 West 1850 North, Lehi, Utah 84043, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Tooele County, State of Utah, and more particularly describe as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

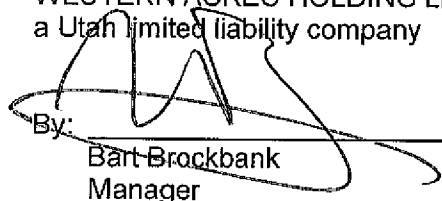
Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

[Signature and Acknowledgement Follows]

Dated this 30th day of October, 2025.

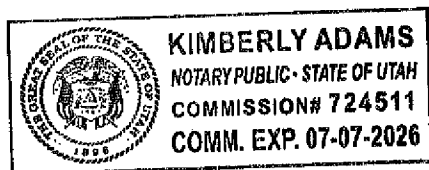
WESTERN ACRES HOLDING LLC,
a Utah limited liability company

By: 
Bart Brockbank
Manager

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 30th day of October, in the year 2025, personally appeared before Bart Brockbank whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of Western Acres Holding LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Bart Brockbank acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.




NOTARY PUBLIC

Exhibit A

Real Property Located in Tooele County, State of Utah, described as:

PARCEL 1:

PROPOSED WESTERN ACRES TOWNHOMES PHASE 3B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°53'05" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 828.00 FEET AND SOUTH 116.36 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 20°08'39" WEST 5.16 FEET; THENCE NORTH 29°59'10" WEST 134.72 FEET; THENCE NORTH 36°17'21" WEST 169.16 FEET; THENCE NORTH 38°53'20" WEST 18.35 FEET; THENCE NORTH 28°28'28" WEST 144.00 FEET; THENCE NORTH 26°07'29" WEST 33.20 FEET; THENCE NORTH 14°42'11" WEST 4.26 FEET; THENCE NORTH 271.88 FEET; THENCE EAST 81.00 FEET; THENCE NORTH 101.16 FEET; THENCE EAST 127.00 FEET; THENCE SOUTH 144.00 FEET; THENCE SOUTH 22°37'12" EAST 13.00 FEET; THENCE SOUTH 144.00 FEET; THENCE SOUTH 34°58'23" WEST 10.27 FEET; THENCE SOUTH 21°00'27" EAST 98.59 FEET; THENCE SOUTH 35°51'56" EAST 150.89 FEET; THENCE SOUTH 81°21'56" EAST 28.91 FEET; THENCE SOUTH 25°09'30" EAST 226.60 FEET; THENCE SOUTH 64°50'30" WEST 44.84 FEET; THENCE SOUTHWESTERLY 51.64 FEET ALONG THE ARC OF A 34.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 21°19'57" WEST 46.82 FEET; THENCE SOUTH 67°49'23" WEST 51.00 FEET; THENCE NORTHWESTERLY 37.49 FEET ALONG THE ARC OF A 974.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 23°16'45" WEST 37.49 FEET); THENCE SOUTH 69°51'21" WEST 75.64 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PROPOSED WESTERN ACRES TOWNHOMES PHASE 4A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°53'05" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 15, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS NORTH 89°53'05" EAST ALONG THE SECTION LINE A DISTANCE OF 828.00 FEET AND SOUTH 116.36 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 69°51'21" EAST 75.64 FEET TO THE POINT OF A 974.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 37.49 FEET THROUGH A CENTRAL ANGLE OF 02°12'16" (CHORD BEARS SOUTH 23°16'45" EAST 37.49 FEET); THENCE NORTH 67°49'23" EAST 51.00 FEET TO THE POINT OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 51.64 FEET THROUGH A CENTRAL ANGLE OF 87°01'06" (CHORD BEARS NORTH 21°19'57" EAST 46.82 FEET); THENCE NORTH 64°50'30" EAST 86.84 FEET TO THE POINT OF A 34.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 53.41 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 70°09'30" EAST 48.08 FEET); THENCE SOUTH 25°09'30" EAST 47.00 FEET; THENCE SOUTH 64°50'30" WEST 81.07 FEET; THENCE SOUTH 25°09'30" EAST 118.24 FEET; THENCE SOUTH 78°44'51" WEST 94.34 FEET TO THE POINT OF A 1,025.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 73.97 FEET THROUGH A CENTRAL ANGLE OF 04°07'58" (CHORD BEARS SOUTH 11°58'41" EAST 73.95 FEET) TO THE POINT OF A 874.50 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 62.66 FEET THROUGH A CENTRAL ANGLE OF 04°06'19" (CHORD BEARS

SOUTH 11°57'52" EAST 62.65 FEET); THENCE SOUTH 78°32'43" WEST 128.53 FEET; THENCE NORTH 11°27'17" WEST 152.07 FEET; THENCE NORTH 20°08'39" WEST 146.44 FEET TO THE POINT OF BEGINNING.