

Mail Recorded Deed and Tax Notice To:  
Property Address or Other ( X )  
Ivory Land Corporation  
978 Woodoak Ln  
Salt Lake City, UT 84117



File No. F-30038-CA

## SPECIAL WARRANTY DEED

**Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against the acts of the grantor only to

**Ivory Land 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 **Utah** County, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**TAX ID NUMBER 11-034-0033** (for reference purposes only)

Together with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or in equity, including without limitation the "Permitted Exceptions" shown on Exhibit B attached hereto and incorporated by reference herein; and

RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies.

ALSO RESERVING UNTO GRANTOR all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Dated this 19<sup>th</sup> day of MARCH, 2007.

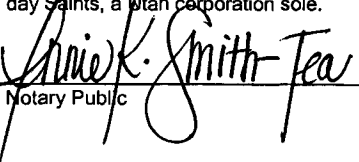
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

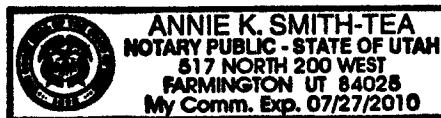
BY:   
Mark B. Gibbons  
Authorized Agent

STATE OF Utah

COUNTY OF Salt Lake

Acknowledged before me this 19<sup>th</sup> day of MARCH, 2007, by Mark B. Gibbons, the Authorized Agent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

  
Notary Public



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**EXHIBIT A****PARCEL 1:**

A portion of the NE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°57'11"W along the ¼ Section line 208.85 feet and North 24.75 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M. (Basis of Bearing: S0°05'38"E along the Section line from the East ¼ Corner to the Southeast Corner of said Section 32); then N89°57'11"W 436.93 feet; then N0°04'56"W 518.57 feet; then East 116.68 feet; then N64°18'52"E 31.07 feet; then East 93.00 feet; then N89°28'50"E 81.00 feet; then East 119.00 feet; then South 533.13 feet to the point of beginning.

**PARCEL 2:**

A portion of the NE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°57'11"W along the ¼ Section line 208.85 feet and North 59.60 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M. (Basis of Bearing: S0°05'38"E along the Section line from the East ¼ Corner to the Southeast Corner of said Section 32); then North 10.54 feet; then N71°38'15"E 69.92 feet; then S18°21'45"E 10.00 feet; then S71°38'15"W 73.24 feet to the point of beginning.

ALSO, beginning at a point located N89°57'11"W along the ¼ Section line 208.85 feet and North 257.50 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M. (Basis of Bearing: S0°05'38"E along the Section line from the East ¼ Corner to the Southeast Corner of said Section 32); then North 10.00 feet; then N88°51'56"E 67.07 feet; then S1°08'04"E 10.00 feet; then S88°51'56"W 67.27 feet to the point of beginning.

**PARCEL 3:**

A portion of the NE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°57'11"W along the ¼ Section line 208.85 feet and North 557.88 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M. (Basis of Bearing: S0°05'38"E along the Section line from the East ¼ Corner to the Southeast Corner of said Section 32); then West 119.00 feet; then S89°28'50"W 81.00 feet; then West 93.00 feet; then S64°18'52"W 31.07 feet; then North 34.20 feet; then East 2.00 feet; then North 157.85 feet; then East 20.00 feet; then South 157.85 feet; then East 132.85 feet; then North 1.32 feet; then East 20.00 feet; then South 1.32 feet; then East 122.15 feet; then North 157.85 feet; then East 20.00 feet; then South 157.85 feet; then East 4.00 feet; then South 20.00 feet to the point of beginning.

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**EXHIBIT B**  
**Permitted Exceptions**

1. Taxes for the year 2007 are accruing as a lien not yet due and payable under Parcel No. 11-034-0033. Taxes for the year 2006 were EXEMPT under Parcel No. 11-034-0033.
2. The herein described property is located within the boundaries of Lehi City and is subject to any and all charges and assessments levied thereunder.
3. Lehi City Ordinance No. 11-15-05.88 approving zone district designation amendment and zoning district map amendment for Ivory Development, LLC, recorded January 9, 2006 as Entry No. 2686:2006.
4. Ordinance No. 11-15-05.89 approving and adopting the Ivory Ridge Area Plan, recorded January 9, 2006 as Entry No. 2687:2006.
5. Protective Covenants, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC. Recorded November 14, 2006 as Entry No. 152736:2006.