

Ent: 429593 - Pg 1 of 4
Date: 5/25/2016 2:51:00 PM
Fee: \$26.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

Mail Recorded Deed and Tax Notice To:
Boyer-Plumb Stansbury Properties, L.C.
101 South 200 East, Suite 200
Salt Lake City, UT 84111
ATTN: RICHARD MOFFAT

SPECIAL WARRANTY DEED

Boyer-Plumb Stansbury, L.L.C., a Utah Limited Liability Company

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

Boyer-Plumb Stansbury Properties, L.C., a Utah Limited Liability Company

GRANTEE(S) of Salt Lake County, 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 NUMBERS 05-036-0-0036, 05-036-0-0028, 05-035-0-0034, 05-036-0037, 05-036-0030, 05-036-0-0033, 05-036-0-0035 and 18-051-0-000A (for reference purposes only)

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

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

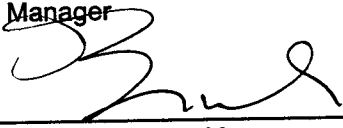
[signatures and acknowledgements on the following page]

Dated this 24th day of May, 2016.

Boyer-Plumb Stansbury, L.L.C., a Utah Limited Liability Company

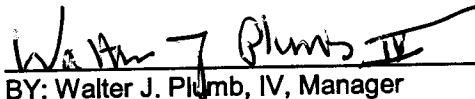
BY: Boyer Stansbury Residential, L.C.
ITS: Member

BY: The Boyer Company, L.C.,
a Utah limited liability company
ITS: Manager



BY: Brian Gochnour, Manager

BY: Plumb Holdings, L.L.C.
ITS: Member

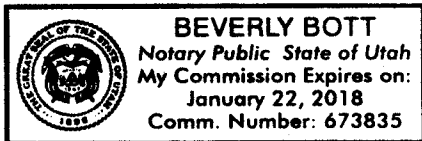


BY: Walter J. Plumb, IV, Manager

STATE OF Utah

COUNTY OF Salt Lake

On the 24th day of May, 2016, personally appeared before me Brian Gochnour, who acknowledged himself to be the Manager of The Boyer Company, L.C., a Utah limited liability company, Manager of Boyer Stansbury Residential, L.C., Member of Boyer-Plumb Stansbury, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized to do so, executed the forgoing instrument for the purposes therein contained.


Notary Public

STATE OF Utah

COUNTY OF Salt Lake

On the 24th day of May, 2016, personally appeared before me Walter J. Plumb, IV, who acknowledged himself to be the Manager of Plumb Holdings, L.C., Member of Boyer-Plumb Stansbury, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized to do so, executed the forgoing instrument for the purposes therein contained.

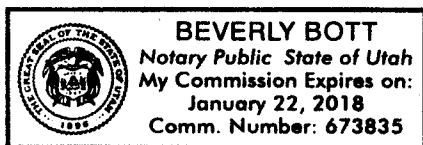

Notary Public

EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Beginning at a point on the quarter section line, said point being North 00°22'54" West 2664.21 feet and South 89°23'06" West, 815.08 feet along the quarter section line, from the Southeast corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence along the quarter section line South 89°23'06" West 4465.48 feet to the section line; thence North 00°13'40" West along said section line 1154.87 feet to the Southerly right of way line of Highway 138; thence along said line the following calls: North 56°42'18" East 385.30 feet; thence Northeasterly 617.30 feet along the arc of a 11409.20 foot radius curve to the right, (chord bears North 58°15'18" East 617.22 feet); thence North 59°48'18" East 3887.11 feet; thence leaving said line and running South 30°11'42" East 121.00 feet; thence North 59°48'18" East 90.00 feet; thence North 30°11'42" West 121.00 feet to the Southerly right of way line of Highway 138; thence along said right of way line North 59°48'18" East 381.46 feet; thence South 37°00'00" East 439.23 feet; thence Southeasterly 186.08 feet along the arc of a 222.12 foot radius curve to the right, (chord bears South 13°00'00" East 180.69 feet); thence Southwesterly 116.03 feet along the arc of a 96.35 foot radius curve to the right, (chord bears South 45°30'00" West 109.15 feet); thence Northwesterly 186.08 feet along the arc of a 222.12 foot radius curve to the right, (chord bears North 76°00'00" West 180.69 feet); thence North 52°00'00" West 169.00 feet; thence South 38°00'00" West 270.00 feet along the Westerly boundary of the Lakeside No. 8 Subdivision; thence continuing along said subdivision line the following calls: South 52°00'00" East 37.12 feet; thence South 34°06'33" West 120.82 feet; thence Southwesterly 55.61 feet along the arc of a 150.00 foot radius curve to the left, (chord bears South 23°29'15" West 55.30 feet); thence South 12°51'58" West 204.29 feet; thence Southeasterly 1039.52 feet along the arc of a 442.36 foot radius curve to the left, (chord bears South 54°27'17" East 816.31 feet); thence North 58°13'28" East 226.86 feet along the Southerly boundary line of the Lakeside No. 5 Subdivision; thence along said line the following calls: North 45°13'53" East 145.93 feet; thence Northeasterly 170.30 feet along the arc of a 150.00 foot radius curve to the right, (chord bears North 77°45'21" East 161.30 feet); thence South 68°43'12" East 78.79 feet; thence Southeasterly 152.20 feet along the arc of a 200.00 foot radius curve to the right, (chord bears South 46°55'07" East 148.56 feet); thence South 26°07'02" East 101.96 feet; thence South 15°57'37" East 263.22 feet to the Northerly boundary line of the Bayshore Drive Church Subdivision; thence along said subdivision the following calls: North 89°31'48" West 410.48 feet; thence South 00°25'20" East 327.04 feet; thence South 89°31'48" East 424.55 feet; thence Northeasterly 166.08 feet along the arc of a 330.00 foot radius curve to the left, (chord bears North 14°53'17" East 164.34 feet); thence North 00°28'12" East 165.41 feet to a Southerly boundary line of Lakeside No. 5 Subdivision; thence South 89°32'37" East 666.16 feet along a Southerly line of both the Lakeside No. 5 and No. 2B Subdivisions; thence 170.96 feet along the arc of a 660.00 foot radius curve to the left, (chord bears North 83°02'08" East 170.49 feet); thence Southwesterly 315.18 feet along the arc of a 256.53 foot radius curve to the right, (chord bears South 03°10'34" West 295.73 feet); thence South 38°22'22" West 149.38 feet; thence Southwesterly 193.82 feet along the arc of an 895.00 foot radius curve to the left, (chord bears South 32°10'08" West 193.44 feet); thence leaving the Westerly boundary line of the Lakeside No. 4B Subdivision and running thence North 89°15'47" West 107.90 feet; thence South 88°08'32" West 635.77 feet; thence South 00°13'40" East 979.91 feet; thence South 89°48'50" West 1157.80 feet; thence South 00°36'54" East 534.83 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of Stansbury Place Subdivision PUD Phases 1, 2 and 3.

ALSO LESS AND EXCEPTING the following described property:

Proposed STANSBURY PLACE P.U.D. PHASE 4, being more particularly described as follows:

Commencing at the Northwest corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence South 00°41'27" East, along the section line, 592.01 feet; thence North 89°18'33" East, a distance of 3956.17 feet to the point of beginning for this description and running thence North 41°02'49" West, a distance of 147.18 feet; thence North 23°34'04" West, a distance of 194.40 feet; thence North 89°18'58" West, a distance of 198.61 feet; thence North 04°57'49" West, a distance of 81.67 feet; thence North 15°11'52" West, a distance of 108.11 feet; thence North 55°00'33" East, a distance of 161.88 feet; thence North 20°00'45"

West, a distance of 160.64 feet; thence North 30°40'00" West, a distance of 260.08 feet; thence South 59°20'00" West, a distance of 51.90 feet; thence North 30°40'00" West, a distance of 185.19 feet to the Southerly right-of-way line of State Highway SR-138; thence along said Southerly right-of-way line North 59°19'37" East, a distance of 630.00 feet to the Northwest corner of Lot 3013 of Stansbury Place P.U.D. Phase 3; thence along the boundary line of said subdivision the following twelve (12) courses: (1) South 30°40'00" East, a distance of 125.26 feet; (2) South 27°42'17" East, a distance of 60.08 feet; (3) South 30°40'00" East, a distance of 96.00 feet; (4) South 13°54'58" West, a distance of 56.54 feet; (5) North 78°14'24" West, a distance of 59.69 feet; (6) South 59°20'00" West, a distance of 167.50 feet; (7) South 09°50'22" West, a distance of 113.54 feet; (8) South 36°32'18" East, a distance of 173.78 feet; (9) South 82°57'14" East, a distance of 32.48 feet; (10) South 04°34'58" West, a distance of 87.82 feet; (11) South 19°59'49" East, a distance of 90.55 feet; (12) South 14°31'40" East, a distance of 91.65 feet to the Northwest corner of Lot 388 of Stansbury Place P.U.D. Phase 2; thence along the boundary line of said subdivision the remaining courses: (1) South 15°10'25" East, a distance of 92.44 feet; (2) South 24°15'33" East, a distance of 95.00 feet; (3) South 29°03'39" East, a distance of 76.22 feet; (4) South 42°13'56" East, a distance of 154.85 feet; (5) South 55°27'29" West, a distance of 111.45 feet; (6) South 61°50'44", a distance of 60.37 feet; (7) South 54°32'31" West, a distance of 106.29 feet to the point of beginning.

ALSO LESS AND EXCEPTING any portion lying within the bounds of Village Boulevard Roadway, being more particularly described as follows:

A tract of land to be dedicated for the right of way of Village Boulevard, situated in Tooele County, in the North half of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence South 00°41'27" East, along the section line, 307.12 feet; thence North 89°18'33" East, a distance of 1980.31 feet to the point of beginning for this description, said point also lies on the Southerly right-of-way of SR-138 and running thence North 59°19'37" East 160.00 feet along said Southerly right-of-way line; thence 62.83 feet along a non-tangent curve to the left, having a radius of 40.00 feet, the chord of which bears South 14°19'49" West 56.57 feet; thence South 30°40'00" East 903.58 feet; thence South 31°59'56" East 59.31 feet; thence 944.79 feet along a curve to the left, having a radius of 1756.50 feet, the chord of which bears South 47°24'30" East 933.45 feet to a point which lies on the existing Village Boulevard right-of-way, as established by the Stansbury Place PUD Phase 2 plat, on file with the Tooele County Recorder's office as Entry No. 276224; thence South 27°09'37" West 80.00 feet along said existing right-of-way; thence 987.86 feet along a non-tangent curve to the right, having a radius of 1836.50 feet, the chord of which bears North 47°24'32" West 975.99 feet; thence North 31°59'56" West 60.24 feet; thence North 30°40'00" West 904.49 feet; thence 62.84 feet along a curve to the left, having a radius of 40.00 feet, the chord of which bears North 75°40'11" West 56.57 feet to the point of beginning.

PARCEL 2:

PARCEL "A", STANSBURY PLACE P.U.D. PHASE 3, according to the official plat thereof as recorded in the office of the Recorder of Tooele County, State of Utah.

Tax Id No.: 05-036-0-0036, 05-036-0-0028, 05-035-0-0034, 05-036-0-0037, 05-036-0-0030, 05-036-0-0033, 05-036-0-0035 and 18-051-0-000A

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION

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

BOYER-PLUMB STANSBURY PROPERTIES, L.C., a Utah limited liability company

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:

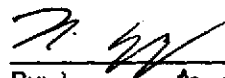
See attached Exhibit A

Parcel No. 05-036-0-0061

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

Dated this 7TH day of MARCH, 2019.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 7TH day of MARCH, 2019, personally appeared before me KEVIN ANGLESEY, who acknowledged himself to be the SECRETARY of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

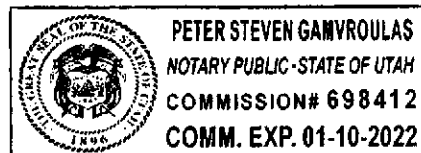


Exhibit A

BEGINNING AT A POINT N89°22'40"E 3022.95 FEET FROM A 1983 TOOELE COUNTY BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N00°36'15"W 119.99 FEET; THENCE N00°36'15"W 80.00 FEET; THENCE N00°02'29"E 79.07 FEET; THENCE N04°37'48"E 71.98 FEET; THENCE N09°43'23"E 71.98 FEET; THENCE N14°48'57"E 71.98 FEET; THENCE N19°54'32"E 71.98 FEET; THENCE N25°21'27"E 82.02 FEET; THENCE N17°22'28"E 22.31 FEET; THENCE S01°25'29"W 24.52 FEET; THENCE S27°57'22"W 92.19 FEET; THENCE S18°12'46"W 86.27 FEET; THENCE S10°43'05"W 86.27 FEET; THENCE S03°13'03"W 86.42 FEET; THENCE S00°37'20"E 295.34 FEET; THENCE S89°22'40"W 12.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,316 SQUARE FEET OR 0.122 ACRES IN AREA

(BASIS OF BEARING IS N00°13'40"W BETWEEN THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN)