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Book - 10771 Pg - 7618-7623
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

Mail Recorded Deed and Tax Notice To:
Perry Development, LLC, a Utah limited liability company
14 East Winchester Street, Ste 200
Murray, UT 84107



File No.: 111666-DMF

SPECIAL WARRANTY DEED

Ivory Land Corp., a Utah 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

Perry Development, LLC, a Utah limited liability company

GRANTEE(S) of Murray, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 26-34-301-001, 26-34-352-003, 26-34-251-001, 26-33-426-002 and 26-33-426-003 (for reference purposes only)


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

SUBJECT TO those matters set forth in Exhibit "B" attached hereto and incorporated by this reference (the "Permitted Exceptions")

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 15 day of April, 2019.

Ivory Land Corp., a Utah corporation

BY: 
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 15 day of April, 2019, personally appeared before me Kevin Anglesey, who being by me duly sworn did say that he is the Secretary of Ivory Land Corp., a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Kevin Anglesey acknowledged to me that said corporation executed the same.



Notary Public

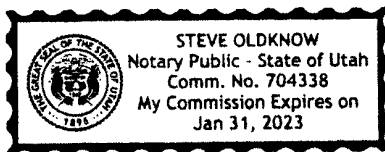


EXHIBIT A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Utah County, Utah more particularly described as follows:

POD 1:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°10'55" West along the quarter section line 34.01 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 88°55'01" West 72.22 feet; thence along the arc of a curve to the right with a radius of 966.00 feet a distance of 175.71 feet through a central angle of 10°25'19" Chord: North 83°42'21" West 175.47 feet; thence North 78°29'42" West 341.10 feet; thence along the arc of a curve to the right with a radius of 266.00 feet a distance of 364.60 feet through a central angle of 78°32'02" Chord: North 39°13'41" West 336.72 feet; thence North 00°02'20" East 324.74 feet; thence along the arc of a curve to the left with a radius of 634.00 feet a distance of 44.17 feet through a central angle of 03°59'31" Chord: North 01°57'26" West 44.16 feet; thence North 06°19'08" East 67.18 feet; thence North 25°06'43" East 51.57 feet; thence North 29°38'05" East 60.17 feet; thence North 50°22'17" East 56.88 feet; thence North 56°51'21" East 63.48 feet; thence North 75°27'00" East 461.20 feet; thence North 71°29'00" East 8.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 53°05'58" West) a distance of 23.61 feet through a central angle of 67°39'10" Chord: North 70°43'37" West 22.27 feet; thence North 75°27'00" East 9.30 feet; thence North 71°29'00" East 82.34 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 18°31'00" East) a distance of 24.26 feet through a central angle of 69°30'46" Chord: South 36°43'37" West 22.80 feet; thence North 71°29'00" East 135.37 feet to the quarter section line; thence South 00°10'55" East along the quarter section line 1,134.31 feet to the point of beginning.

POD 20:

A portion of Section 33 and Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°18'05" West along the section line 1,177.17 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 00°18'05" West along the section line 146.80 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°55'34" West along the 1/16th (40 acre) line 599.97 feet; thence North 00°04'14" West 431.78 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: South 23°59'49" West) a distance of 51.14 feet through a central angle of 12°44'23" Chord: South 59°38'00" East 51.04 feet; thence North 36°44'12" East 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.53 feet (radius bears: South 36°45'32" West) a distance of 217.39 feet through a central angle of 37°41'03" Chord: South 34°23'57" East 213.50 feet; thence South 34°26'56" East 40.96 feet; thence South 69°36'23" East 43.63 feet; thence South 89°01'48" East 120.62 feet; thence East 233.67 feet; thence along the arc of a curve to the right having a radius of 330.00 feet a distance of 138.56 feet

through a central angle of 24°03'29" Chord: South 71°39'35" East 137.55 feet; thence South 59°37'51" East 111.02 feet; thence along the arc of a non-tangent curve to the left having a radius of 270.00 feet a distance of 162.45 feet through a central angle of 34°28'22" Chord: South 76°41'29" East 160.01 feet; thence North 85°32'24" East 688.99 feet; thence South 04°27'40" East 100.00 feet; thence North 85°32'20" East 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: North 68°27'00" East 99.91 feet; thence North 51°21'40" East 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: North 70°33'23" East 151.24 feet; thence North 89°39'55" East 10.14 feet; thence South 00°14'55" East 110.16 feet; thence along the arc of a curve to the right with a radius of 381.00 feet a distance of 45.50 feet through a central angle of 06°50'34" Chord: South 03°10'22" West 45.48 feet; thence South 06°35'39" West 59.80 feet; thence along the arc of a curve to the left having a radius of 563.00 feet a distance of 198.03 feet through a central angle of 20°09'13" Chord: South 05°11'49" East 197.02 feet; thence South 14°33'00" East 92.50 feet; thence South 76°13'11" West 818.27 feet; thence North 14°33'00" West 183.31 feet; thence North 09°46'30" East 180.56 feet; thence North 81°06'29" West 35.77 feet; thence South 85°32'20" West 546.60 feet; thence West 302.43 feet to the point of beginning.

**EXHIBIT B
to the Special Warranty Deed**

Permitted Exceptions

1. Taxes or assessments which are now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the Public Records.
2. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession, or claiming to be in possession, thereof.
3. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. a) Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any liens, or right to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and in the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel Nos. 26-34-301-001, 26-34-352-003, 26-34-251-001, 26-33-426-002 and 26-33-426-003. Taxes for the year 2018 have been paid.
10. The herein described Land is located within the boundaries of Herriman City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, Unified Fire Services, Herriman City Safety Enforcement Area, and is subject to any and all charges and assessments levied thereunder.

NOTE: As of the effective date of this policy, said charges and assessments are paid current.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or

reservations of interests that are not listed.

12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Easement in favor of Telluride Power Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded June 7, 1916, as Entry No. 361120, in Book 3G, at Page 94. (exact location not disclosed)
14. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded November 10, 1917, as Entry No. 386725, in Book 3G, at Page 404.
15. Intentionally deleted by Title Company.
16. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded August 28, 1964, as Entry No. 2023531, in Book 2230, at Page 68.
17. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded April 28, 2017 as Entry No. 12524829 in Book 10552 at Page 4919.
18. Intentionally deleted by Title Company.
19. Master Development Agreement for Hidden Oaks, dated August 15, 2018 and recorded August 17, 2018 as Entry No. 12831633 in Book 10704 at Page 934.
20. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 20, 2017 as Entry No. 12619513, in Book 10600, at Page 1971.
21. Intentionally deleted by Title Company.
22. Intentionally deleted by Title Company.
23. Intentionally deleted by Title Company.
24. Intentionally deleted by Title Company.
25. Declaration of Reciprocal Easements recorded April 16, 2019 as Entry No. 12968466 in Book 107770 at Page 1920.