

When Recorded Return To:
Ivory Development, LLC
970 E Woodoak Lane
Salt Lake City, UT 84117

Send Tax Notices To:
Ivory Development, LLC
970 E Woodoak Lane
Salt Lake City, UT 84117

12870290
10/18/2018 1:09:00 PM \$15.00
Book - 10722 Pg - 8008-8010
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

WHITE PARTNERSHIP, LLC a Utah limited liability company, Grantor, hereby Conveys and Warrants against all persons claiming by, through or under Grantor, to IVORY DEVELOPMENT, LLC, a Utah limited liability company, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

("Grantee Parcel") Parcel No: 14-29-276-031 (for reference purposes only)

BEGINNING AT A POINT ON THE EAST LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1 SAID POINT BEING N89°34'16"W 274.54 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER AND CONTINUING ALONG SAID SOUTH LINE N89°34'16"W 1151.96 FEET AND N00°09'38"E 802.04 FEET ALONG SAID EAST LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1 FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING FOUR COURSES (1) N00°09'38"E 520.50 FEET; (2) N19°05'15"E 98.43 FEET; (3) N12°05'15"W 70.13 FEET; (4) N19°05'15"E 121.94 FEET; THENCE S70°54'45"E 209.43 FEET; THENCE S65°40'54"E 280.12 FEET; THENCE S65°37'33"E 283.00 FEET; THENCE N23°18'03"E 598.75 FEET; THENCE S65°37'33"E 424.55 FEET; THENCE S00°04'08"W 333.83 FEET; THENCE N89°55'52"W 225.79 FEET; THENCE ALONG AN EXISTING FENCE LINE S00°04'08"W 537.84 FEET; THENCE N90°00'00"W 1166.51 FEET TO THE POINT OF BEGINNING. CONTAINS 21.483 ACRES IN AREA.

TOGETHER WITH any buildings, improvements, and all rights-of-way, easements, privileges and appurtenances (subject to Grantor's salvage rights pursuant to that Purchase and Sale Agreement dated April 2, 2018);

SUBJECT TO all easements, encumbrances, restrictions, reservations and rights of way of record or enforceable at law or in equity;

RESERVING UNTO GRANTOR, for itself, its successors, heirs and assigns, as and for an appurtenance to that certain real property situated adjacent to the Grantee Parcel, more particularly described at Exhibit A, attached hereto and incorporated herein by this reference ("Grantor Parcel"), and any part thereof, a permanent easement and right-of-way ("Easement") for full and complete access, ingress and egress, utilities, water, sewer and storm drain, over, under and across the Grantee Parcel from the existing public roadway at

2700 South Street in Magna, Utah, to the Grantor Parcel; together with the right to construct and dedicate a public road and public and private utilities, over, across and under the Grantee Parcel meeting the standards of the applicable governmental authority and such utilities. The placement of the Easement shall be reasonably determined by Grantor and Grantee to benefit both the Grantor and Grantee Parcels. In connection with such easement and right of way, Grantor shall have the right, but not the obligation, to perform maintenance and make improvements thereto, including the right to dedicate the Easement to public authorities. Grantee shall also be required to extend any public roadways and utilities constructed by Grantee over the Grantee Parcel to the edge of the Grantor Parcel such that they may be connected within the Grantor Parcel. All utilities, water, sewer and other improvements constructed on the Grantee Parcel shall be designed and sized to anticipate use by Grantor or its assigns for the Grantor Parcel. This Easement shall expire and be extinguished at such time that Grantee acquires the Grantor Parcel, or dedicates a public roadway extending from the said 2700 South Street to the Grantor Parcel.

WITNESS, the hand of said Grantor this 17 day of October, 2018.

WHITE PARTNERSHIP, LLC, a Utah limited liability company

By: Jeraldeane T. White
Jeraldeane T. White, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 17 day of October, 2018, before me Jamie Perry, personally appeared JERALDEANE T. WHITE, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same as Manager for and on behalf of WHITE PARTNERSHIP, LLC a Utah limited liability company, Grantor.

Jamie Perry
Notary Public

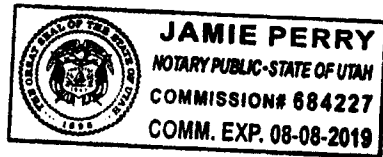


EXHIBIT A

(Grantor Parcel)

Tax Parcel No: 14-29-276-032 (for reference purposes only)

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER, SAID POINT BEING N89°34'16"W 274.54 FEET ALONG SAID SOUTH LINE FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE CONTINUING ALONG SAID SOUTH LINE N89°34'16"W 1151.96 FEET; THENCE LEAVING SAID SOUTH LINE N00°09'36"E 40.00 FEET TO THE EAST LINE OF WHITE FARMS SUBDIVISION; THENCE CONTINUING ALONG SAID EAST LINE N00°09'38"E 762.04 FEET; THENCE LEAVING SAID EAST LINE N90°00'00"E 1166.51 FEET; THENCE ALONG EXISTING FENCE LINES THE FOLLOWING TWO COURSES (1) S00°04'08"W 79.68 FEET; (2) THENCE S01°18'39"W 731.17 FEET TO THE POINT OF BEGINNING. CONTAINS 21.474 ACRES IN AREA