

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

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## 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

**VANTAGGIO HOLBROOK INDUSTRIAL, LLC, 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 **Utah County**, State of Utah:

**See attached Exhibit A**

**Parcel No. 58:021:0426**

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

Dated this 26 day of August, 2020.

Ivory Land Corporation

  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 26 day of August, 2020, 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 Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public

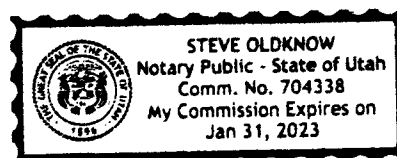


EXHIBIT "A"

**PROPOSED LOT 101**

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 3179:1918 of the Official Records of Utah County, located S89°51'40"W along the Section line 373.94 feet and South 110.09 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence along said deed the following two (2) courses: 1) S15°30'40"W 243.03 feet; 2) S02°03'40"W 209.36 feet; thence West 453.40 feet; thence North 21.43 feet; thence S89°52'49"W 104.53 feet; thence N00°07'11"W 466.74 feet; thence N89°51'39"E 546.88 feet; thence S00°08'21"E 46.08 feet; thence N89°52'11"E 84.44 feet to the point of beginning.

Contains: 6.43 acres+/-

**IVORY PORTION OF LOT 102**

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 3179:1918 of the Official Records of Utah County, located S89°51'40"W along the Section line 446.46 feet and South 553.32 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence S02°03'40"W along said deed 200.55 feet; thence N89°48'50"W 446.19 feet; thence North 198.97 feet; thence East 453.40 feet to the point of beginning.

Contains: 2.06 acres+/-

**IVORY PORTION OF LOT 103**

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°51'40"W along the Section line 899.86 feet and South 530.78 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence South 220.40 feet; thence N89°48'50"W 511.47 feet to the Easterly line of that Real Property described in Deed Entry No. 89758:2020 of the Official Records of Utah County; thence along said deed the following two (2) courses: 1) N04°16'31"W 188.68 feet; 2) N10°48'11"E 30.03 feet; thence N89°52'49"E 519.91 feet to the point of beginning.

Contains: 2.61 acres+/-