

WHEN RECORDED, RETURN TO:

Ivory Development, LLC
Attn: Bryon Prince
978 Woodoak Lane
Salt Lake City, Utah 84111

00-0021-4371
00-0021-4365

NOTICE OF RIGHT OF FIRST REFUSAL

TO WHOM IT MAY CONCERN:

Ivory Development, L.L.C. ("Ivory") does hereby Claim and Assert an interest in and to the real property hereinafter described by virtue of the Improvement and Reimbursement Agreement dated 7/29/2020 and recorded as Entry No 482580 in Book 1306 of the real property records of Wasatch County, Utah ("Agreement").

As more particularly describe in Section 11 of the Agreement, which terms are expressly incorporated herein, Ivory possesses an exclusive right of first refusal with respect to all single family lots developed on the property described as follows:

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'50"E 2545.46 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 309.88 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S78°34'56"E 242.00 FEET; THENCE N64°32'52"E 70.00 FEET; THENCE S78°34'56"E 228.00 FEET; THENCE N11°25'04"E 23.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1497.00 FEET, A DISTANCE OF 124.23 FEET, A CHORD DIRECTION OF N09°02'25"E AND A CHORD DISTANCE OF 124.19 FEET; THENCE S83°20'13"E 242.53 FEET; THENCE S30°21'14"W 212.63 FEET; THENCE S26°30'38"W 61.92 FEET; THENCE S14°13'15"W 227.82 FEET; THENCE S19°34'41"W 73.53 FEET; THENCE S88°26'20"W 1355.75 FEET; THENCE S00°22'22"W 7.31 FEET; THENCE S88°22'27"W 300.58 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6950.49 FEET, A DISTANCE OF 64.00 FEET, A CHORD DIRECTION OF N05°54'30"E AND A CHORD DISTANCE OF 64.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE N87°23'36"E 383.18 FEET; THENCE N00°00'00"E 347.86 FEET; THENCE S81°49'00"W 122.46 FEET; THENCE N00°20'54"E 159.60 FEET; THENCE S89°39'06"E 264.40 FEET; THENCE S78°34'56"E 276.48 FEET; THENCE S11°25'04"W 26.00 FEET; THENCE

S78°34'56"E 270.00 FEET; THENCE N11°25'04"E 93.00 FEET TO THE POINT OF BEGINNING.

Dated this 11 day of August 2020

Ivory Development, L.L.C., a Utah limited liability company

Ant P. Pearl
By:
Its:

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On 11 day of August, 2020, personally appeared before me , the signer of the within instrument who duly acknowledged to me that he executed the same. ↑

Christopher Gamvroulas

Donna Perkins
Notary Public

