

Mail Recorded Deed and Tax Notice To:
Value Innovations HB Ind II, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY INNOVATIONS, a Utah nonprofit 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

VALUE INNOVATIONS HB IND II, 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. 58:021:0425, 58:021:0427, and 58:021:0424

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

Dated this 29 day of April, 2021.

Ivory Innovations, a Utah nonprofit corporation


By: Clark D. Ivory
Its: Director

State of Utah

County of Salt Lake

On the 29 day of April, 2021, personally appeared before me Clark D. Ivory, who acknowledged himself to be the Director of Ivory Innovations, a Utah nonprofit 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 Clark D. Ivory, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

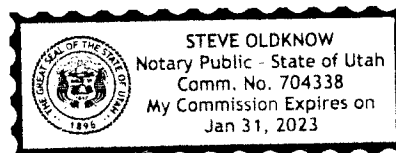


Exhibit A**DESCRIPTION #5 EAST OF CANAL**

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. 23069:2019 of the Official Records of Utah County, located S89°51'40"W along the Section line 16.56 feet and South 64.00 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence S00°03'14"W along said deed 692.16 feet; thence N89°48'50"W 403.44 feet to the Easterly line of that Real Property described in Deed Entry No. 3179:1918 of the Official Records of Utah County; thence along said deed the following two (2) courses: 1) N02°03'40"E 404.90 feet; 2) N15°30'40"E 296.25 feet; thence N89°51'39"E 310.30 feet to the point of beginning.

Contains: 5.98 acres+/-

DESCRIPTION #6

A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located N89°49'32"E along the Section line 16.44 feet and South 63.95 feet from the Northwest Corner of Section 2, T5S, R1W, SLB&M; thence Easterly along the arc of a 330.00 feet radius non-tangent curve to the left (radius bears: N01°15'31"W) 129.16 feet through a central angle of 22°25'32" Chord: N77°31'43"E 128.34 feet to the Westerly Right-of-Way of State Road 68; thence along said State Road the following two (2) courses: 1) S50°54'16"E 8.69 feet; 2) S12°01'39"E 774.78 feet; thence West 294.20 feet to the Easterly line of said Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County; thence N00°03'14"E along said deed 735.54 feet to the point of beginning.

Contains: 3.671 acres+/-

IVORY DEVELOPMENT STRIP BETWEEN DESCRIPTION 5 & 6

A portion of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located in the NE1/4 of Section 3 and NW1/4 of Section 2, 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 16.56 feet and South 64.00 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence N89°51'39"E 26.56 feet; thence along the arc of a curve to the left with a radius of 330.00 feet a distance of 6.45 feet through a central angle of 01°07'09" Chord: N89°18'04"E 6.45 feet; thence S00°03'14"W 735.54 feet; thence West 33.01 feet; thence N00°03'15"E 735.40 feet to the point of beginning.

Contains: 24,274 square feet or 0.56 acres+/-