

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

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

IVORY DEVELOPMENT, LLC

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. 14:050:0099

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

Dated this 20 day of April, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 20 day of April, 2021, 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

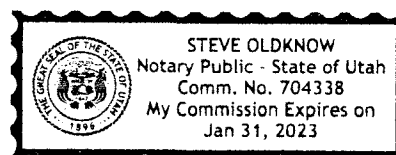


EXHIBIT A
PROPERTY DESCRIPTION

Proposed ANDERSON FARMS PLAT E PHASE 2 SUBDIVISION, being more particularly described as follows:

A portion of the SW1/4 of Section 29, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point on the Plat "A", CREEKSIDE VILLAGE, according to the Official Plat recorded May 10, 2007 as Entry No. 69129:2007 in the Office of the Utah County Recorder, located N00°10'09"W along the Section line 122.75 feet and East 530.28 feet from the Southwest Corner of Section 29, T5S, SLB&M; thence N00°51'46"W along said plat 268.70 feet; thence N88°07'40"E 45.00 feet; thence N88°23'43"E 491.43 feet; thence N87°56'18"E 528.04 feet; thence S00°59'39"E 162.75 feet; thence S80°45'11"W 104.14 feet; thence S88°25'11"W 55.94 feet; thence S00°59'39"E 20.53 feet; thence along the arc of a curve to the right with a radius of 177.50 feet a distance of 71.38 feet through a central angle of 23°02'24" Chord: S10°31'33"W 70.90 feet; thence S87°56'18"W 731.93 feet; thence S00°51'46"E 2.92 feet; thence S89°08'14"W 160.00 feet to the point of beginning.