

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



**01175532 B: 2700 P: 0443**

Page 1 of 3

Rhonda Francis Summit County Recorder

10/18/2021 02:54:55 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

File No.: 142967-DMF

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## WARRANTY DEED

Ralph C. Crittenden and Marsha S. Crittenden, Trustees of Ralph C. Crittenden and Marsha S. Crittenden Family Trust, dated May 8, 1998

**GRANTOR(S)** of Henefer, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

**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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** NS-567-D (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**RESERVING UNTO GRANTOR** all right, title and interest in and to any and all appurtenant water rights.

*[Signature on following page]*

Dated this 18th day of October, 2021.

Ralph C. Crittenden and Marsha S. Crittenden  
Family Trust, dated May 8, 1998

BY: Ralph C. Crittenden  
Ralph C. Crittenden  
Trustee

BY: Marsha S. Crittenden  
Marsha S. Crittenden  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of October, 2021, before me, personally appeared Ralph C. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ralph C. Crittenden and Marsha S. Crittenden Family Trust, dated May 8, 1998.

[Signature]  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of October, 2021, before me, personally appeared Marsha S. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ralph C. Crittenden and Marsha S. Crittenden Family Trust, dated May 8, 1998.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point which is South 661.12 feet and West 1193.82 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on an old existing fence line) and running thence South 17°56'23" East 250.00 feet; thence South 88°16'02" West 1078.93 feet to the Easterly line of Utah Parks & Recreation Parcel; thence North 08°36'00" West 241.80 feet along said line; thence North 88°16'02" East 1038.07 feet along an existing fence line to the point of beginning.

**01175704 B: 2700 P: 1371**

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

Rhonda Francis Summit County Recorder

10/20/2021 01:30:59 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 142964-DMF

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## **WARRANTY DEED**

MSO, LLC, a Utah limited liability company, as to Parcels 1 and 2 and Michael W. Olsen and Sherie A. Olsen, his wife, as joint tenants with full rights of survivorship, as to Parcel 3

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

**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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** CLE-1-B, CLE-1 and NS-556-D (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 13th day of October, 2021.


MSO, LLC, a Utah limited liability company

BY:   
\_\_\_\_\_


Michael W. Olsen, Manager

BY:   
\_\_\_\_\_

Sherie A. Olsen, Manager

  
\_\_\_\_\_

Michael W. Olsen

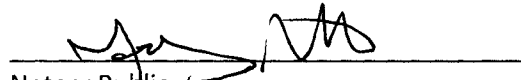
  
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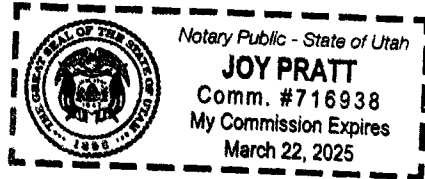
Sherie A. Olsen

STATE OF UTAH

COUNTY OF Salt Lake

On this 18th day of October, 2021, before me, personally appeared Michael W. Olsen and Sherie A. Olsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of MSO, LLC, a Utah limited liability company.

  
Notary Public

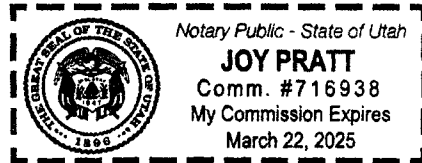


STATE OF UTAH

COUNTY OF Salt Lake

On this 18th day of October, 2021, before me, personally appeared Michael W. Olsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


  
Notary Public

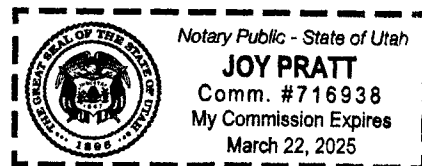


STATE OF UTAH

COUNTY OF Salt Lake

On this 18th day of October, 2021, before me, personally appeared Sherie A. Olsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point which is West 816.00 feet and North 1214.43 feet from the South quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being at an existing fence corner, which is on the Northerly line of Creamery Lane) and running thence North 08°15'12" West 280.88 feet along the Easterly line of the State Parks and Recreation; thence North 88°53'09" East 2201.50 feet along an old existing fence line; thence South 284.00 feet to the Northerly line of Creamery Lane; thence South 89°00'03" West 727.40 feet along said lane; thence North 09°38'00" East 261.80 feet; thence South 89°02'00" West 169.50 feet; thence South 09°38'00" West 84.52 feet; thence South 89°02'00" West 125.00 feet; thence South 09°38'00" West 177.28 feet to the Northerly line of Creamery Lane; thence South 89°02'00" West 1139.18 feet along said lane to the point of beginning.

PARCEL 2:

Lot 1, CREAMERY LANE ESTATES SUBDIVISION, according to the official plat thereof on file and of record in the Summit County Recorder's office, recorded October 15, 1993 as Entry No. 389367.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following:

Beginning at a point which is West 816.00 feet and North 1214.43 feet from the South quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being at an existing fence corner, which is on the Northerly line of Creamery Lane) and running thence North 08°15'12" West 280.88 feet along the Easterly line of the State Parks and Recreation; thence North 88°53'09" East 2201.50 feet along an old existing fence line; thence South 284.00 feet to the Northerly line of Creamery Lane; thence South 89°00'03" West 727.40 feet along said lane; thence North 09°38'00" East 261.80 feet; thence South 89°02'00" West 169.50 feet; thence South 09°38'00" West 84.52 feet; thence South 89°02'00" West 125.00 feet; thence South 09°38'00" West 177.28 feet to the Northerly line of Creamery Lane; thence South 89°02'00" West 1139.18 feet along said lane to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following:

Beginning at a point which is North 1405.22 feet and East 1371.33 feet from the South quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence North 131.72 feet to an existing fence line; thence North 88°53'09" East 91.50 feet along said fence line; thence South 12°05'12" East 136.53 feet; thence West 120.07 feet to the point of beginning.

PARCEL 3:

Beginning at a point which is North 1208.49 feet and West 1187.31 feet (said point being on the North right of way fence of the County Road) from the South Quarter Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence North 08°42'16" West 281.11 feet along the West right of way fence of the Frontage Road; thence South 88°53'09" West 89.38 feet; thence South 00°04'18" East 278.53 feet to the North right of way fence of the County Road; thence North 88°57'20" East 131.58 feet along said right of way fence to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the land described in that certain Quit Claim Deed recorded September 14, 1982 as Entry No. 365503 in Book 682 at Page 629, being more particularly described as follows:

Beginning at the Southwest corner parcel, said corner approximately 1178 feet South and 1320 feet East from the West quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Meridian; thence North 87°20' East 45 feet, more or less, to the Westerly right of way line of State Highway I-16-80-4;

thence North 09°31' West 325 feet along said right of way line to the intersection of the East line of the Northeast quarter of the Southwest quarter of Section 28; thence South 320 feet to the point of beginning.



01177338 B: 2705 P: 0789

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Rhonda Francis Summit County Recorder

11/10/2021 01:10:04 PM Fee \$48.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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



**COTTONWOOD  
TITLE**

File No.: 140734-MCF

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## WARRANTY DEED

Dennis K. Richins and Sharon S. Richins, Trustees of the Kay and Sharon Richins Living Trust dated December 4, 2012, as to an undivided 8/45 interest; Gary L. Siddoway, Trustee of the Gary L. Siddoway Living Trust dated May 13, 2009, as to an undivided 8/45 interest; Stefan V. Bowen and Geniel G. Bowen, as Co-Trustees of the Stefan and Geniel Bowen Living Trust dated April 19, 2013, as to an undivided 7/30 interest; Roger B. Wilson and Luann B. Wilson, Trustees of the Roger and Luann Wilson Family Trust dated February 14, 2007, as to an undivided 7/30 interest; and Kenneth R. Siddoway and Susan B. Siddoway, Trustees of the Kenneth and Susan Siddoway Trust dated February 25, 2016, as to an undivided 8/45 interest

**GRANTOR(S)** of Coalville, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

**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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** NS-510, NS-553-A, NS-554-A, NS-637-A, NS-638 and NS-611-A (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this <sup>9<sup>th</sup></sup> day of November, 2021.

Kay and Sharon Richins Living Trust dated  
December 4, 2012

BY: Dennis K. Richins  
Dennis K. Richins  
Trustee

BY: Sharon S. Richins  
Sharon S. Richins  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared Dennis K. Richins, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Kay and Sharon Richins Living Trust dated December 4, 2012.

Cortlund G. Ashton  
Notary Public

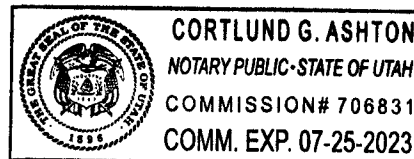


STATE OF UTAH

COUNTY OF SALT LAKE

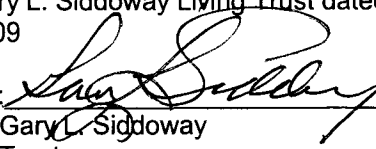
On this 9th day of November, 2021, before me, personally appeared Sharon S. Richins, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Kay and Sharon Richins Living Trust dated December 4, 2012.

Cortlund G. Ashton  
Notary Public



Gary L. Siddoway Living Trust dated May 13, 2009

BY:

  
\_\_\_\_\_  
Gary L. Siddoway  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared Gary <sup>L.</sup>Siddoway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Gary L. Siddoway Living Trust dated May 13, 2009.



\_\_\_\_\_  
Notary Public



Stefan and Geniel Bowen Living Trust dated  
April 19, 2013

BY: Stefan V. Bowen  
Stefan V. Bowen  
Trustee

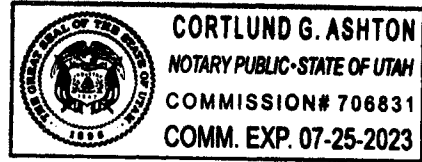
BY: Geniel G. Bowen  
Geniel G. Bowen  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared Stefan V. Bowen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Stefan and Geniel Bowen Living Trust dated April 19, 2013.

Cortlund G. Ashton  
Notary Public

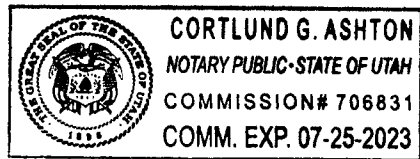


STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared Geniel G. Bowen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Stefan and Geniel Bowen Living Trust dated April 19, 2013.

Cortlund G. Ashton  
Notary Public



Roger and Luann Wilson Family Trust dated  
February 14, 2007

BY: *Roger B. Wilson*  
Roger B. Wilson  
Trustee

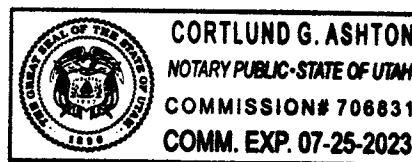
BY: *LuAnn B. Wilson*  
LuAnn B. Wilson  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared Roger B. Wilson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Roger and Luann Wilson Family Trust dated February 14, 2007.

*Cortlund G. Ashton*  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of November, 2021, before me, personally appeared LuAnn B. Wilson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Roger and Luann Wilson Family Trust dated February 14, 2007.

*Cortlund G. Ashton*  
Notary Public



Kenneth and Susan Siddoway Trust dated  
February 25, 2016

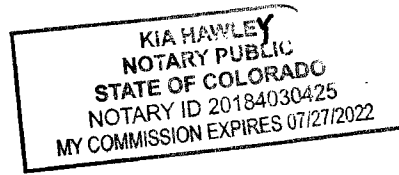
BY: Kenneth R. Siddoway Trustee  
Kenneth R. Siddoway  
Trustee  
BY: Susan B. Siddoway Trustee  
Susan B. Siddoway  
Trustee

STATE OF Colorado

COUNTY OF Pueblo

On this 5<sup>th</sup> day of November, 2021, before me, personally appeared Kenneth R. Siddoway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Kenneth and Susan Siddoway Trust dated February 25, 2016.

K Hawley  
Notary Public

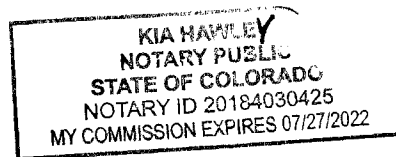


STATE OF Colorado

COUNTY OF Pueblo

On this 5<sup>th</sup> day of November, 2021, before me, personally appeared Susan B. Siddoway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Kenneth and Susan Siddoway Trust dated February 25, 2016.

K Hawley  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

A tract of land beginning at the Southwest corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 495.00 feet; thence South 88°45'00" East 2539.28 feet; thence South 89°51'00" East 2640 feet; thence South 495.00 feet; thence West 2640 feet; thence North 88°36'00" West 2532 feet to the point of beginning.

PARCEL 2:

Beginning North 781.01 feet and East 1693.24 feet from the Southwest corner of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 04°15'00" West 110.0 feet; thence East 355.27 feet; thence North 109.7 feet; thence West 347.12 feet to the point of beginning.

ALSO any portion on the following described parcel not embraced by the above described parcel:

Beginning at a point which is North 789.39 feet and West 605.10 feet from the Southeast corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on an existing fence line), and running thence South 113.55 feet to a point which is South 89°02'14" East 24.50 feet from an existing fence corner; thence North 89°02'14" West 290.79 feet along an existing fence to the Easterly right-of-way fence of the Hoytsville Road; thence North 04°55'19" East 113.74 feet along said right-of-way fence; thence South 89°03'04" East 281.03 feet along an existing fence to the point of beginning.

LESS AND EXCEPTING the road.

PARCEL 3:

Beginning at the Southeast corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence West 419.4 feet; thence North 01°45'00" West 417.65 feet, more or less, to the point of intersection with the Southerly line produced of the Walter W. West property; thence South 82°04'00" West 241.0 feet to the Southeast corner of the said Walter W. West property; thence North 05°45'00" West 100.8 feet; thence North 82°02'00" East 76.59 feet; thence North 281.44 feet, more or less, to a point 600 feet West and 776.8 feet North of the point of beginning; thence East 600 feet to the Section line; thence South 776.8 feet to the place of beginning.

ALSO that portion of the following described parcel not embraced by the above described parcel:

Beginning at a point which is North 495.00 feet from the Southwest corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being located on the Section line), and running thence South 88°52'56" East 2516.67 feet; thence South 89°57'45" East 2729.95 feet to a point located on the Easterly Section line of above said section, also said point being West 10.00 feet more or less from an existing fence; thence South 00°57'18" East 495.00 feet along the Easterly Section line to the Southeast corner of above said section (said point being a 3" monument in concrete at the base of a large cedar post); thence South 89°53'15" West 2759.95 feet along the Southerly Section line to the South quarter corner of above said section (said point being a 3" monument in concrete on an existing fence); thence North 88°43'32" West 2101.31 feet along the Southerly Section line; thence South 27°13'00" West 179.13 feet to an existing fence, the next nine (9) courses are along said fence; thence North 83°47'32" West 802.26 feet; thence North 06°34'50" East 367.99 feet; thence North 07°12'51" East 71.27 feet; thence North 86°54'39" West 86.16 feet; thence North 88°59'20" West 117.91 feet; thence North 00°48'25" West 97.95 feet; thence South 89°29'20" East 15.89 feet; thence North 01°06'55" East 108.78 feet; thence North 87°46'01" West 13.10 feet to the Westerly line of Deed recorded in Book 500 at Page

456-457; thence North 221.30 feet to an existing fence; thence South 89°03'04" East 605.18 feet along said fence to the Westerly Section line of above said section; thence South 284.37 feet along said Section line to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion disclosed as Parcel 1 in a Quit-Claim Deed recorded July 31, 2000 as Entry No. 569952 in Book 1327 at Page 1019 of official records, being more particularly described as follows:

A tract of land beginning at the Southwest corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 495.00 feet; thence South 88°45'00" East 2539.28 feet; thence South 89°51'00" East 2640 feet; thence South 495.00 feet; thence West 2640 feet; thence North 88°36'00" West 2532 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion disclosed as Parcel 2 in a Quit-Claim Deed recorded July 31, 2000 as Entry No. 569952 in Book 1327 at Page 1019 of official records, being more particularly described as follows:

A tract of land beginning at the Northeast corner of Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 134.64 feet; thence North 84°00'00" West 421.7 feet; thence North 01°45'00" West 90.5 feet; thence East 419.4 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion disclosed as Parcel 3 in a Quit-Claim Deed recorded July 31, 2000 as Entry No. 569952 in Book 1327 at Page 1019 of official records, being more particularly described as follows:

A tract of land beginning at the Northwest corner of Section 34, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 01°19'00" East 135.4 feet; thence South 85°06'00" East 342.0 feet; thence North 27°13'00" East 186.2 feet; thence North 89°53'00" West 429.0 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion disclosed in a Quit-Claim Deed recorded July 31, 2000 as Entry No. 569952 in Book 1327 at Page 1019 of official records, being more particularly described as follows:

Beginning at a point which is North 128.53 feet and West 949.06 feet from the Southeast corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Easterly right-of-way line of Hoytsville Road, formerly known as US 189), and running thence North 04°19'00" East 219.25 feet along said right-of-way line to an existing fence corner; thence North 89°51'28" East 434.16 feet along an existing fence line; thence South 88°09'01" East 86.16 feet along an existing fence line; thence South 05°53'28" West 71.27 feet along an old existing fence line; thence North 89°30'02" West 198.95 feet along an old existing fence line; thence South 05°11'14" West 148.46 feet along an old existing fence line; thence North 89°59'14" West 316.99 feet along an existing fence line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion disclosed in a Quit-Claim Deed recorded July 31, 2000 as Entry No. 569952 in Book 1327 at Page 1019 of official records, being more particularly described as follows:

Beginning North 781.01 feet and East 1693.24 feet and South 04°15'00" West 220.0 feet from the Southwest corner of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 04°15'00" West 110.0 feet; thence East 371.58 feet; thence North 109.69 feet; thence West 363.42 feet to the point of beginning.

PARCEL 4:



Beginning at a point which is South 88°43'32" East 423.76 feet from the Southwest corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 88°43'32" East 134.91 feet along the Section line to an existing fence; thence South 51°11'17" West 252.81 feet along said fence; thence North 83°47'32" West 19.93 feet; thence North 27°13'00" East 179.13 feet to the point of beginning.

PARCEL 5:

A tract of land beginning at the Northwest corner of Section 34, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 01°19'00" East 135.4 feet; thence South 85°06'00" East 342.0 feet; thence North 27°13'00" East 186.2 feet; thence North 89°53'00" West 429.0 feet to the point of beginning.

PARCEL 6:

A tract of land beginning at the Northeast corner of Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 134.64 feet; thence North 84°00'00" West 421.7 feet; thence North 01°45'00" West 90.5 feet; thence East 419.4 feet to the point of beginning.

ALSO that portion of the following described property lying within Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and not embraced by the above described property:

Beginning at a point which is North 495.00 feet from the Southwest corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being located on the Section line), and running thence South 88°52'56" East 2516.67 feet; thence South 89°57'45" East 2729.5 feet to a point located on the Easterly Section line of above said section, also said point being West 10.00 feet +/- from an existing fence; thence South 00°57'18" East 495.00 feet along the Easterly Section line to the Southeast corner of above said section (said point being a 3" monument in concrete at the base of a large cedar post); thence South 89°53'15" West 2759.95 feet along the Southerly Section line to the South quarter corner of above said section (said point being a 3" monument in concrete on an existing fence); thence North 88°43'32" West 2101.31 feet along the Southerly Section line; thence South 27°13'00" West 179.13 feet to an existing fence; the next nine (9) courses are long said fence; thence North 83°47'32" West 802.26 feet; thence North 06°34'50" East 367.99 feet; thence North 07°12'51" East 71.27 feet; thence North 86°54'39" West 86.16 feet; thence North 88°59'20" West 117.91 feet; thence North 00°48'25" West 97.95 feet; thence South 89°29'20" East 15.89 feet; thence North 01°06'55" East 108.78 feet; thence North 87°46'01" West 13.10 feet to the Westerly line of Deed recorded in Book 500 at Page 456-457; thence North 221.30 feet to an existing fence; thence South 89°03'04" East 605.18 feet along said fence to the Westerly Section line of above said section; thence South 284.37 feet along said Section line to the point of beginning.

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

01181426 B: 2717 P: 1581

Page 1 of 6

Rhonda Francis Summit County Recorder

01/13/2022 02:02:09 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

COTTONWOOD

File No.: 144812-DMF

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## WARRANTY DEED

Michael V. Crittenden and Mary Kay Crittenden, husband and wife as joint tenants, as to an undivided 1/3 interest; Callie C. O'Hara, a married woman, as to an undivided 1/3 interest; and Ralph C. Crittenden and Marsha S. Crittenden, husband and wife as joint tenants, as to an undivided 1/3 interest, as to Parcel 1; Michael V. Crittenden and Mary Kay Crittenden, husband and wife as joint tenants, as to an undivided 2/3 interest; and Callie C. O'Hara, a married woman, as to an undivided 1/3 interest, as to Parcel 2; Michael Victor Crittenden and Mary Kay J. Crittenden, husband and wife as joint tenants with full rights of survivorship, as to Parcel 3

**GRANTOR(S)** of Salt Lake, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

**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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** NS-566, NS-567 and NS-567-C (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 12th day of January, 2022.

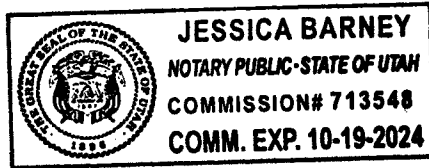
*Michael V. Crittenden*  
Michael V. Crittenden  
aka Michael Victor Crittenden

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Michael V. Crittenden, <sup>aka Michael Victor</sup> proved on the <sup>Crittenden</sup> basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

*Jessica Barney*  
Notary Public



*Mary Kay Crittenden*  
Mary Kay Crittenden  
aka Mary Kay J. Crittenden

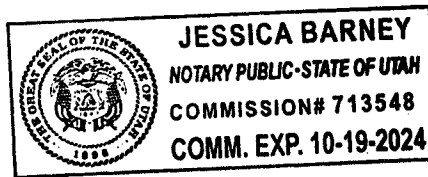
STATE OF UTAH

COUNTY OF SALT LAKE

aka Mary Kay J. Crittenden

On this 12th day of January, 2022, before me, personally appeared Mary Kay Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

*Jessica Barney*  
Notary Public

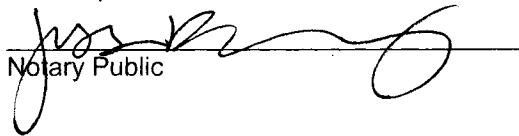


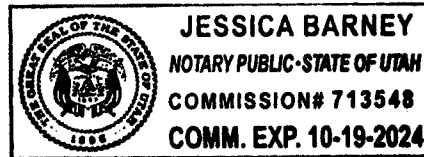
  
Ralph C. Crittenden

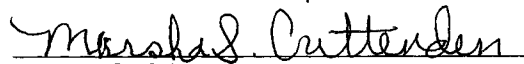
STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Ralph C. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

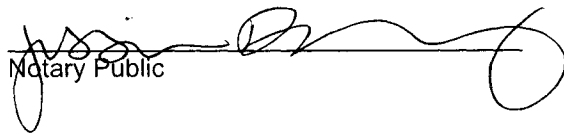


  
Marsha S. Crittenden

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Marsha S. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



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Callie C. O'Hara

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Callie C. O'Hara, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

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Notary Public

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

A portion of land located in the South half of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 89°16'17" West between the East quarter corner and the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 28, described as follows:

Beginning at a point South 87°21'00" West 49.50 feet and South 18°48'00" East 196.11 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located on the Westerly line of Hoytsville Road, and running thence South 18°48'00" East 60.00 feet along said line to a 6 inch metal post; thence South 78°46'10" West 160.35 feet along a fence line; thence South 09°59'11" East 130.43 feet along a fence line to an exiting rebar with cap; thence North 81°03'42" East 29.31 feet along a fence line; thence South 08°17'36" East 228.29 feet along a fence line; thence South 88°42'53" West 2171.29 feet along a fence line to the Easterly line of Utah Parks and Recreation (Rail Trail); thence North 08°00'06" West 268.45 feet along said line; thence North 87°32'45" East 1936.08 feet; thence North 08°36'30" West 71.50 feet; thence North 78°46'10" East 60.00 feet to the Southwest corner of Parcel No. NS-557; thence North 78°46'10" East 284.54 feet along the Southerly line of said parcel to the point of beginning.

**ALSO:**

A portion of land located in the South half of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 89°16'17" West between the East quarter corner and the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 28, described as follows:

Beginning at a point South 87°21'00" West 334.91 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located at a fence line being the Westerly line of Parcel No. NS-557, and running thence South 16°53'41" East 238.15 feet along said line; thence South 78°46'10" West 60.00 feet; thence South 08°36'30" East 71.50 feet; thence South 87°32'45" West 1936.08 feet to the Easterly line of State of Utah Parks and Recreation (Rail Trail); thence North 08°00'06" West 255.54 feet along said line; thence North 82°56'10" East 661.43 feet along the Southerly line of Parcel No. NS-541-C; thence North 87°24'53" East 939.15 feet along a fence line also being the Southerly line of said Parcel No. NS-541-C; thence North 87°21'00" East 354.59 feet along the Southerly line of Parcel NS-541-C-1-A to the point of beginning.

**PARCEL 2:**

Beginning at a point which is South 857.82 feet and East 243.44 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly right of way line of Hoytsville Road), and running thence South 17°56'22" East 250.68 feet along said road line to an old existing fence line, which is the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'17" West 1368.73 feet along said line; thence North 17°56'23" West 246.84 feet; thence North 88°16'02" East 1367.66 feet to the point of beginning.

**ALSO:**

Beginning at a point which is South 899.17 feet and West 1123.59 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 17°56'23" East 246.84 feet to an old existing fence line, which is also the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'16" West 1113.09 feet along said line to the Easterly line of the Utah Parks and Recreation property; thence North 08°32'48" West 235.71 feet along said line; thence North 88°16'02" East 1078.93 feet to the point of beginning.

PARCEL 3:

Beginning at a point which is South 19°18'00" East 655.28 feet and South 88°16'02" West 50.16 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly line of Hoytsville Road), and running thence South 17°56'23" East 250.00 feet along said road line; thence South 88°16'02" West 1360.88 feet; thence North 17°56'23" West 250.00 feet to an existing fence line; thence North 88°16'02" East 1360.88 feet along said fence line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point which is South 01°01'20" East 857.53 feet and North 90°00'00" West 1081.33 feet from the East quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 87°55'06" West 545.65 feet; thence North 02°02'33" West 240.43 feet; thence North 87°57'24" East 469.20 feet; thence South 19°42'00" East 246.96 feet; thence along a curve to the right, having a radius of 394.55 feet, a distance of 4.98 feet, a chord direction of South 20°03'42" East and a chord distance of 4.98 feet to the point of beginning.

Tax Id No.: NS-566, NS-567 and NS-567-C

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



File No.: 144812-DMF

### WARRANTY DEED

Michael V. Crittenden and Mary Kay Crittenden, husband and wife as joint tenants, as to an undivided 1/3 interest; Callie C. O'Hara, a married woman, as to an undivided 1/3 interest; and Ralph C. Crittenden and Marsha S. Crittenden, husband and wife as joint tenants, as to an undivided 1/3 interest, as to Parcel 1; Michael V. Crittenden and Mary Kay Crittenden, husband and wife as joint tenants, as to an undivided 2/3 interest; and Callie C. O'Hara, a married woman, as to an undivided 1/3 interest, as to Parcel 2; Michael Victor Crittenden and Mary Kay J. Crittenden, husband and wife as joint tenants with full rights of survivorship, as to Parcel 3

**GRANTOR(S)** of Salt Lake, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

**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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** NS-566, NS-567 and NS-567-C (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*





Dated this 12th day of January, 2022.

*Michael V. Crittenden*  
Michael V. Crittenden

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Michael V. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

*Jessica Barney*  
Notary Public



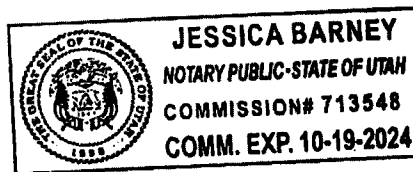
*Mary Kay Crittenden*  
Mary Kay Crittenden


STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Mary Kay Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

*Jessica Barney*  
Notary Public

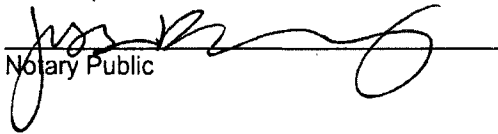


  
Ralph C. Crittenden

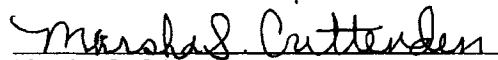
STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Ralph C. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

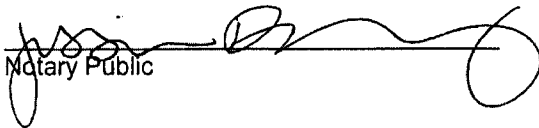


  
Marsha S. Crittenden

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Marsha S. Crittenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



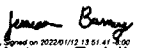
Callie C. O'Hara  
Signed on 2022/01/12 13:51:41 -8:00

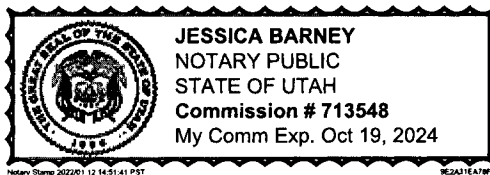
Callie C. O'Hara

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2022, before me, personally appeared Callie C. O'Hara, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



Notarial act performed by audio-visual communication

F8FDF12E-A9DF-4CC0-883D-B2E68A6C4808 ... 2022/01/12 13:19:21 -8:00 --- Remote Notary



## EXHIBIT A PROPERTY DESCRIPTION

### PARCEL 1:

A portion of land located in the South half of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 89°16'17" West between the East quarter corner and the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 28, described as follows:

Beginning at a point South 87°21'00" West 49.50 feet and South 18°48'00" East 196.11 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located on the Westerly line of Hoytsville Road, and running thence South 18°48'00" East 60.00 feet along said line to a 6 inch metal post; thence South 78°46'10" West 160.35 feet along a fence line; thence South 09°59'11" East 130.43 feet along a fence line to an exiting rebar with cap; thence North 81°03'42" East 29.31 feet along a fence line; thence South 08°17'36" East 228.29 feet along a fence line; thence South 88°42'53" West 2171.29 feet along a fence line to the Easterly line of Utah Parks and Recreation (Rail Trail); thence North 08°00'06" West 268.45 feet along said line; thence North 87°32'45" East 1936.08 feet; thence North 08°36'30" West 71.50 feet; thence North 78°46'10" East 60.00 feet to the Southwest corner of Parcel No. NS-557; thence North 78°46'10" East 284.54 feet along the Southerly line of said parcel to the point of beginning.

### ALSO:

A portion of land located in the South half of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 89°16'17" West between the East quarter corner and the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 28, described as follows:

Beginning at a point South 87°21'00" West 334.91 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located at a fence line being the Westerly line of Parcel No. NS-557, and running thence South 16°53'41" East 238.15 feet along said line; thence South 78°46'10" West 60.00 feet; thence South 08°36'30" East 71.50 feet; thence South 87°32'45" West 1936.08 feet to the Easterly line of State of Utah Parks and Recreation (Rail Trail); thence North 08°00'06" West 255.54 feet along said line; thence North 82°56'10" East 661.43 feet along the Southerly line of Parcel No. NS-541-C; thence North 87°24'53" East 939.15 feet along a fence line also being the Southerly line of said Parcel No. NS-541-C; thence North 87°21'00" East 354.59 feet along the Southerly line of Parcel NS-541-C-1-A to the point of beginning.

### PARCEL 2:

Beginning at a point which is South 857.82 feet and East 243.44 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly right of way line of Hoytsville Road), and running thence South 17°56'22" East 250.68 feet along said road line to an old existing fence line, which is the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'17" West 1368.73 feet along said line; thence North 17°56'23" West 246.84 feet; thence North 88°16'02" East 1367.66 feet to the point of beginning.

### ALSO:

Beginning at a point which is South 899.17 feet and West 1123.59 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 17°56'23" East 246.84 feet to an old existing fence line, which is also the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'16" West 1113.09 feet along said line to the Easterly line of the Utah Parks and Recreation property; thence North 08°32'48" West 235.71 feet along said line; thence North 88°16'02" East 1078.93 feet to the point of beginning.



PARCEL 3:

Beginning at a point which is South 19°18'00" East 655.28 feet and South 88°16'02" West 50.16 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly line of Hoytsville Road), and running thence South 17°56'23" East 250.00 feet along said road line; thence South 88°16'02" West 1360.88 feet; thence North 17°56'23" West 250.00 feet to an existing fence line; thence North 88°16'02" East 1360.88 feet along said fence line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point which is South 01°01'20" East 857.53 feet and North 90°00'00" West 1081.33 feet from the East quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 87°55'06" West 545.65 feet; thence North 02°02'33" West 240.43 feet; thence North 87°57'24" East 469.20 feet; thence South 19°42'00" East 246.96 feet; thence along a curve to the right, having a radius of 394.55 feet, a distance of 4.98 feet, a chord direction of South 20°03'42" East and a chord distance of 4.98 feet to the point of beginning.

Tax Id No.: NS-566, NS-567 and NS-567-C

F8FDF12E-A9DF-4CC0-883D-B2E68A6C4808 --- 2022/01/12 13:19:21 -8:00 --- Remote Notary