

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
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. 58:005:0087, 58:005:0113 and 58:021:0708

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

Dated this 15 day of September, 2022.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 15 day of Sept., 2022, 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.

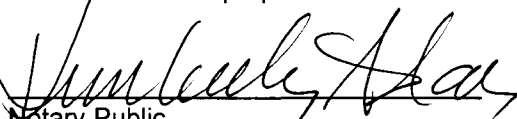

Notary Public



Exhibit A

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°57'58"W along the Section line 1,321.59 feet and North 16.50 feet from the Southeast Corner of Section 35, T4S, R1W, SLB&M; thence S89°57'56"W parallel to the Section line 339.37 feet to the Easterly line of that Real Property described in Deed Entry No. 63302:2017 of the Official Records of Utah County; thence N18°27'21"W along said deed 24.77 feet; thence N89°57'58"E 347.28 feet; thence S00°09'03"W 23.50 feet to the point of beginning.

Area Contains: 0.185 acres+/-

ALSO:

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°57'58"W along the Section line 1,321.59 feet and North 16.50 feet from the Southeast Corner of Section 35, T4S, R1W, SLB&M, thence N00°09'03"E 23.50 feet; thence to and along HOLBROOK PLACE PHASE 5 on file and recorded in the Office of the Utah County Recorder as Entry No. 17841:2022 N89°57'56"E 473.09 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°02'02"W) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N44°57'58"E 21.21 feet; thence N89°57'58"E 18.00 feet; thence S00°02'02"E 38.50 feet; thence S89°57'56"W 506.16 feet to the point of beginning.

Area Contains: 0.28 acres+/-

ALSO:

COM N 2620.94 FT & W 1701.51 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 82 DEG 54' 59" W 37.77 FT; ALONG A CURVE TO L (CHORD BEARS: N 86 DEG 27' 4" W 54.73 FT, RADIUS = 436.83 FT); S 89 DEG 57' 26" W 420.76 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 58' 11" W 37.03 FT, RADIUS = 1998 FT); S 88 DEG 26' 18" W 96.73 FT; ALONG A CURVE TO L (CHORD BEARS: S 89 DEG 12' 9" W 53.37 FT, RADIUS = 2002 FT); S 89 DEG 57' 58" W 123.35 FT; N 0 DEG 2' 0" W 18.56 FT; N 89 DEG 57' 58" E 815.73 FT; S 18 DEG 29' 41" E 23.89 FT TO BEG. AREA 0.300 AC.