

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

ENT 104130:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 Oct 11 11:01 AM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 118716-JPF

SPECIAL WARRANTY DEED

Boyd Anderson & Sons Company, Inc., a Utah corporation (also appearing of record as Boyd Anderson and Sons, Inc.)

GRANTOR(S) of Lindon, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 14-063-0073, 14-063-0048, 14-050-0006, 14-063-0046 and 14-050-0078 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity, excepting all water rights. (The water rights used in conjunction with the above described property are being conveyed by separate water right deed.)

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 10th day of October, 2019.

Boyd Anderson & Sons Company, Inc., a Utah corporation

BY: Ron Anderson

Its: President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10th day of October, 2019, personally appeared before me Ron Anderson, who being by me duly sworn did say that he is the President of Boyd Anderson & Sons Company, Inc., a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Ron Anderson acknowledged to me that said corporation executed the same.

[Signature]
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A portion of Sections 29 and 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of Plat "A", CREEKSIDE VILLAGE SUBDIVISION, said point being South 00°10'09" East along the section line 2272.61 feet and East 527.03 feet from the West quarter corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the South line of that real property described in deed 2661:1996 in the office of the Utah County Recorder the following three (3) courses: North 88°07'40" East 45.00 feet; thence North 88°23'43" East 491.43 feet; thence North 87°56'18" East 528.04 feet; thence North 00°59'39" West 485.61 feet to the South line of 700 North Street; thence North 88°54'21" East along said line 85.00 feet; thence South 00°59'39" East 484.18 feet; thence North 87°56'18" East 205.99 feet; thence South 02°03'42" East 120.00 feet; thence South 04°30'43" East 55.05 feet; thence South 02°03'42" East 115.00 feet; thence South 87°56'18" West 20.38 feet; thence South 03°33'04" East 130.84 feet; thence South 48°57'59" East 75.68 feet; thence South 22°45'18" East 161.26 feet; thence North 85°36'49" East 30.66 feet; thence South 04°23'11" East 117.50 feet; thence South 21°41'30" West 26.44 feet; thence South 02°42'31" East 178.21 feet to the North line of Plat E, Lakeview Industrial Park Subdivision; thence along said subdivision the following two (2) courses: South 85°43'35" West 493.45 feet; thence South 01°20'20" West 21.63 feet; thence South 86°13'15" West 757.50 feet; thence North 00°30'45" West 43.23 feet; thence South 89°29'15" West 62.50 feet; thence South 00°30'45" East 4.01 feet; thence along the arc of a 15.00 foot radius curve to the right 23.45 feet through a central angle of 89°33'35" (chord: South 44°16'03" West 21.13 feet); thence along the arc of a 2533.00 foot radius curve to the left 170.52 feet through a central angle of 03°51'26" (chord: South 87°07'08" West 170.49 feet); thence South 85°11'25" West 5.76 feet; thence North 00°13'52" West 4.52 feet; thence North 84°33'03" East 2.01 feet; thence North 02°42'51" East 30.90 feet; thence North 00°51'46" West 950.52 feet to the point of beginning.

LESS AND EXCEPTING that certain property located in Utah County, State of Utah, more particularly described as follows:

Commencing South 312.22 feet and West 626.95 feet from the North quarter corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 02°42'31" East 214.11 feet; thence South 85°43'35" West 473.13 feet; thence North 00°33'02" East 227.4 feet; thence North 87°17'29" East 460.03 feet to the beginning.

ALSO LESS AND EXCEPTING that portion conveyed to Utah County by Warranty Deed recorded January 24, 1940 as Entry No. 524 in Book 348 at Page 570 and as Entry No. 527 in Book 348 at Page 571 of official records.

PARCEL 2:

A portion of the West half of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 00°11'45" West along the section line 570.87 feet and East 92.40 feet from the West quarter corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing: South 00°10'09" East between the East quarter corner and the Southeast corner of Section 30); thence North 00°43'00" East 382.99 feet; thence North 88°03'47" East 87.90 feet; thence along the arc of a 401.50 foot radius curve to the right 348.57 feet through a central angle of 49°44'31" (chord: South 67°03'58" East 337.72 feet); thence South 42°11'43" East 32.86 feet; thence along the arc of a 29.50 foot radius curve to the right 27.77 feet through a central angle of 53°55'46" (chord: South 15°13'50" East 26.75 feet); thence along the arc of a 56.00 foot radius curve to the left 6.67 feet through a central angle of 06°49'20" (chord: South 08°19'23" West 6.66 feet); thence along the arc of a 28.00 foot radius curve to the right 28.94 feet through a central angle of 59°12'33" (chord: South 34°31'00" West 27.67 feet); thence South 64°07'17" West 7.06 feet; thence South 25°52'43" East

30.00 feet; thence North $64^{\circ}07'17''$ East 1.31 feet; thence along the arc of a 28.00 foot radius curve to the right 51.20 feet through a central angle of $104^{\circ}46'26''$ (chord: South $63^{\circ}29'30''$ East 44.36 feet); thence along the arc of a 50.00 foot radius curve to the right 13.72 feet through a central angle of $15^{\circ}42'58''$ (chord: South $03^{\circ}14'49''$ East 13.72 feet); thence South $04^{\circ}36'40''$ West 26.36 feet; thence North $85^{\circ}23'20''$ West 11.00 feet; thence along the arc of a 527.50 foot radius non-tangent curve (radius bears: South $85^{\circ}23'20''$ East) to the left 21.86 feet through a central angle of $02^{\circ}22'26''$ (chord: South $03^{\circ}25'27''$ West 21.86 feet); thence West 105.40 feet; thence South 64.62 feet; thence West 344.73 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the bounds of Anderson Farms Plat B Subdivision.

Tax Id No.: 14-063-0073, 14-063-0048, 14-050-0006, 14-063-0046, 14-050-0078 and 14-063-0089