

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City 84117



File No.: 137802-DMF

WARRANTY DEED

Steven R. Dimock and Laurel F. Dimock, trustees or their successors in trust under the Steven R. Dimock & Laurel F. Dimock Living Trust, dated January 27, 2012

GRANTOR(S) of Springfield, State of Oregon, hereby Conveys and Warrants to

Ivory Development, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 55-341-0007 (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.



Dated this 10th day of June, 2021.

Steven R. Dimock & Laurel F. Dimock Living Trust, dated January 27, 2012

BY: Steven Robert Dimock
Signed on 2021/06/10 16:25:34 -8:00

Steven R. Dimock
Trustee

BY: Laurel F. Dimock
Signed on 2021/06/10 16:25:34 -8:00

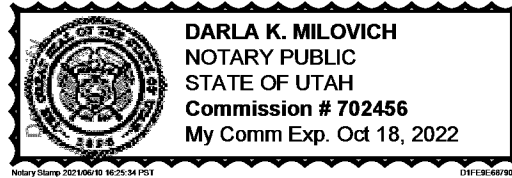
Laurel F. Dimock
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of June, 2021, before me, personally appeared Steven R. Dimock, 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 Steven R. Dimock & Laurel F. Dimock Living Trust, dated January 27, 2012. This act was performed via remote online audio-visual communication.

[Signature]
Signed on 2021/06/10 16:25:34 -8:00
Notary Public

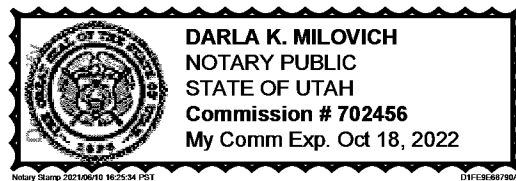


STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of June, 2021, before me, personally appeared Laurel F. Dimock, 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 Steven R. Dimock & Laurel F. Dimock Living Trust, dated January 27, 2012. This act was performed via remote online audio-visual communication.

[Signature]
Signed on 2021/06/10 16:25:34 -8:00
Notary Public



0D7D0B3B-FCDB-49E4-BA72-B9DBD2CE3CF9 --- 2021/06/10 10:38:45 -8:00 --- Remote Notary



EXHIBIT A
Legal Description

Lot 1, PLAT "A", WILLOW CREEK ACRES, according to the official plat thereof, recorded in the office of the Utah County Recorder on February 15, 1995 as Entry No. 9611 Map #5935.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded July 5, 2005 as Entry No. 72389:2005 in the office of the Utah County Recorder, to-wit:

Beginning at a point on the Northerly line of Lot 1, Willow Creek Acres Subdivision, Plat "A", according to the official plat thereof on file in the Utah County Recorder's office, which point is also on the Westerly right-of-way line of 2300 West Street in Lehi, Utah, said point lies 502.02 feet South 00°27'25" West along the section line and 281.00 feet East from the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°15'06" East 80.01 feet along said Northerly line of Lot 1 to the Easterly right-of-way line of 2300 West Street; thence South 00°07'03" East 389.41 feet along said Easterly right-of-way line to a point on the Southerly line of said Lot 1; thence South 89°59'37" West 80.00 feet along said Southerly line of Lot 1 to a point on the Westerly line of said right-of-way; thence North 00°07'03" West 390.46 feet along said Westerly right-of-way line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Jonsson Subdivision, according to the official plat thereof, recorded December 1, 2005 as Entry No. 138543:2005 in the office of the Utah County Recorder.

