

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

ENT 118663:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Nov 18 09:47 AM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah Limited Liability Company

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 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.: 12:004:0058 (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 16 day of November, 2022.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16 day of November, 2022, before me, personally appeared Kevin Anglesey, 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 Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

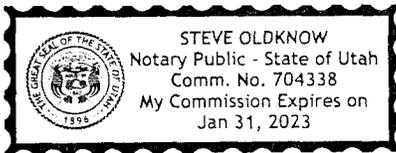


EXHIBIT A Legal Description

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,927.61 feet along the Section line and S89°53'49"W 1,168.54 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said northerly line the following seven (7) courses: (1) West 397.63 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder, S89°54'26"E 732.34 feet; thence South 683.27 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: S03°53'28"W 67.86 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: S03°53'28"W 67.86 feet; thence S00°00'01"W 114.40 feet; thence East 24.26 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 24.00 feet (radius bears: S51°19'04"E) a distance of 16.20 feet through a central angle of 38°40'55" Chord: S19°20'28"W 15.90 feet; thence S00°00'01"W 214.62 feet; thence along the arc of a curve to the right with a radius of 319.00 feet a distance of 49.63 feet through a central angle of 08°54'52" Chord: S04°27'27"W 49.58 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 281.00 feet a distance of 43.72 feet through a central angle of 08°54'53" Chord: S04°27'26"W 43.68 feet; thence South 55.61 feet; thence along the arc of a curve to the left with a radius of 24.00 feet a distance of 16.20 feet through a central angle of 38°40'56" Chord: S19°20'28"E 15.90 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

A part of the Southeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point along the Northerly right-of-way line of Elmfield Way as determined by RIDGEVIEW PUD PLAT B-2 recorded October 13, 2021 as Entry No. 175355:2021 in the Utah County Recorder's Office, Said point also being N00°06'11"W 1927.73 feet along the Section line and S89°53'49"W 1235.80 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing N0°06'11"W 2,664.16 feet from the Southeast Corner of Section 1 and the East 1/4 corner of Section 1); thence along said right-of-way line West 330.36 feet to and along the Northerly right-of-way line of Elmfield Way as determined by RIDGEVIEW PUD PLAT B-1 recorded August 17, 2021 as Entry No. 143967:2021 in the Utah County Recorder's Office; thence along the arc of said right-of-way on a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence N20°07'23"W 103.72 feet; thence N70°40'21"E 89.76 feet; thence N66°34'46"E 48.88 feet; thence N69°47'31"E 49.04 feet; thence N73°00'34"E 49.04 feet; thence N76°13'29"E 48.96 feet; thence N79°26'25"E 49.04 feet; thence N82°39'31"E 49.05 feet; thence N85°39'47"E 49.07 feet; thence East 379.45 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of

328.00 feet (radius bears: S86°57'42"E) a distance of 17.39 feet through a central angle of 03°02'18"
Chord: S01°31'09"W 17.39 feet; thence South 55.61 feet; thence along the arc of a curve to the right
with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord:
S45°00'00"W 21.21 feet to the point of beginning. (Proposed Ridgeview Plat I)