

Mail Recorded Deed & Tax Notice To:
Value Innovation Francis Commons, LLC, a Utah limited liability company
978 E. Woodoak Lane
Salt Lake City, UT 84117



SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah 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

Value Innovation Francis Commons, 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 **Summit County**, State of Utah:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT N00°00'00"E 681.11 FEET AND S89°58'59"W 509.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°58'59"W 387.76 FEET; THENCE N00°20'29"E 99.75 FEET; THENCE S89°39'31"E 387.75 FEET; THENCE S00°20'29"W 97.32 FEET TO THE POINT OF BEGINNING.

TAX ID NO.: FT-53-A (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this December 19, 2023

Ivory Land Corporation, a Utah corporation

By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of December, 2023, 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 Land Corporation, a Utah corporation.

[Signature]
Notary Public

