

Mail Recorded Deed & Tax Notice To:
Vantaggio BW Towns, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

SPECIAL WARRANTY DEED

Clark and Christine Ivory Foundation, a Utah non-profit corporation who acquired title as Clark and Christine Ivory Foundation, a Utah non-profit organization,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Vantaggio BW Towns, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 27-24-328-006 (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 15 day of May, 2023.

Clark and Christine Ivory Foundation, a Utah
non-profit corporation



Clark D. Ivory, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On 15 day of May, 2023, before me, personally appeared Clark D. Ivory, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Clark and Christine Ivory Foundation, a Utah non-profit corporation.



Notary Public

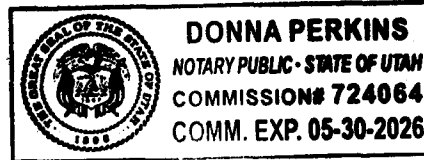


EXHIBIT A
Legal Description

LEGAL DESCRIPTION
PREPARED FOR
BIG WILLOW CREEK PHASE 7
DRAPER CITY, UTAH

12/13/2022

22-0362

RM/JPW

AMENDMENT PLAT

A part of the Southwest Quarter Section 24, Township 3 South, Range 1 West Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Northerly boundary of Parcel A, Big Willow Creek Phase 6 Subdivision, according to the official plat thereof recorded January 20, 2022 as Entry 13874054, Book 2022P, Page 034 in the Salt Lake County Recorder's Office, said point being S89°59'36"W 1,038.31 feet along the Quarter Section line and S0°00'24"E 35.69 feet from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence S02°22'23"W 172.17 feet; thence S08°05'04"E 62.04 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 286.50 feet (radius bears: N87°07'13"E) a distance of 25.74 feet through a central angle of 05°08'48" Chord: S05°27'12"E 25.73 feet; thence S08°01'35"E 98.19 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 313.50 feet (radius bears: S81°58'26"W) a distance of 43.35 feet through a central angle of 07°55'19" Chord: S04°03'54"E 43.31 feet; thence S00°06'13"E 215.40 feet; thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 34.56 feet through a central angle of 90°00'00" Chord: S45°06'13"E 31.11 feet; thence N89°53'47"E 78.29 feet; thence along the arc of a curve to the right with a radius of 515.50 feet a distance of 52.01 feet through a central angle of 05°46'51" Chord: S87°12'47"E 51.99 feet; thence S84°19'22"E 143.97 feet to the Easterly boundary line of said Parcel A of said plat; thence along said Parcel A of said plat S05°40'28"W 373.41 feet; thence S89°53'47"W 354.54 feet; thence along the arc of a curve to the left with a radius of 78.50 feet a distance of 3.93 feet through a central angle of 02°51'58" Chord: S88°27'48"W 3.93 feet; thence S87°01'49"W 15.00 feet; thence along the arc of a curve to the right with a radius of 121.50 feet a distance of 6.08 feet through a central angle of 02°51'58" Chord: S88°27'48"W 6.08 feet to the Easterly right-of-way line of ENGELMANN DRIVE; thence along the Easterly line of said right-of-way N00°06'13"W 37.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 84.50 feet (radius bears: N00°06'13"W) a distance of 4.23 feet through a central angle of 02°51'58" Chord: N88°27'48"E 4.23 feet; thence N87°01'49"E 15.00 feet; thence along the arc of a curve to the right with a radius of 115.50 feet a distance of 5.78 feet through a central angle of 02°51'58" Chord: N88°27'48"E 5.78 feet; thence N89°53'47"E 31.68 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N44°53'47"E 39.60 feet; thence N00°06'13"W 279.50 feet; thence S89°53'47"W 99.65 feet to the Easterly line of said right-of-way; thence along Easterly line of right-of-way N00°06'13"W 217.50 feet;

thence N89°53'47"E 99.65 feet thence N00°06'13"W 64.03 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 276.50 feet (radius bears: S89°53'46"W) a distance of 38.23 feet through a central angle of 07°55'19" Chord: N04°03'54"W 38.20 feet; thence N08°01'35"W 98.19 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 323.50 feet (radius bears: N81°58'24"E) a distance of 36.20 feet through a central angle of 06°24'43" Chord: N04°49'14"W 36.18 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: S88°23'07"W) a distance of 23.73 feet through a central angle of 48°33'26" Chord: N25°53'36"W 23.03 feet; thence N87°37'38"W 9.98 feet; thence along the arc of a curve to the left with a radius of 131.50 feet a distance of 102.54 feet through a central angle of 44°40'34" Chord: S70°02'05"W 99.96 feet; thence S47°41'48"W 18.67 feet to the Easterly line of said right-of-way and the Westerly line of said Parcel A of said plat; thence along said Parcel A of said plat the following ten (10) courses: (1) N42°18'12"W 37.00 feet to Easterly line of said right-of-way; thence (2) Westerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N42°18'12"W) a distance of 22.07 feet through a central angle of 84°17'28" Chord: S89°50'32"W 20.13 feet to a point of reverse curvature; thence (3) along the arc of a curve to the left having a radius of 280.00 feet a distance of 11.96 feet through a central angle of 02°26'48" Chord: N49°14'08"W 11.96 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 220.00 feet a distance of 156.93 feet through a central angle of 40°52'12" Chord: N30°01'26"W 153.62 feet; thence (5) N70°08'48"E 7.85 feet; thence (6) N00°01'23"E 52.38 feet; thence (7) N80°53'53"E 83.69 feet; thence (8) N89°59'36"E 105.53 feet; thence (9) N00°00'24"W 11.65 feet; thence (10) Easterly along the arc of a non-tangent curve to the right having a radius of 1,944.53 feet (radius bears: S04°44'30"E) a distance of 98.98 feet through a central angle of 02°55'00" Chord: N86°43'00"E 98.97 feet to the point of beginning.

Containing 4.99 acres +/-