

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 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

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 Salt Lake County, State of Utah:

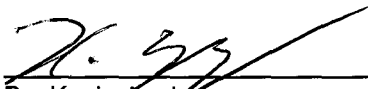
See attached Exhibit A

Parcel No. 28-32-201-001, 28-32-201-022, 28-29-452-010, 28-29-452-012, 28-29-452-023 and 28-29-452-030

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 7 day of March, 2024.


Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 7 day of March, 2024, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

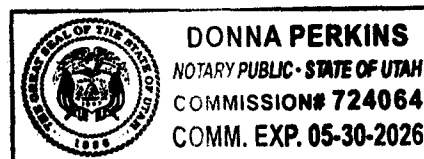


Exhibit A

Proposed BAINBRIDGE PHASE 1, being more particularly described as follows:

A tract of land located in the Southeast quarter of Section 29 and the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, Draper, Utah, being more particularly described as follows:

Beginning at a point located on the Southerly line of Carol Lee Subdivision, according to the Official Plat thereof recorded September 4, 1998 as Entry No. 7078803 in Book 98-9 of Plats at Page 244 in the Office of the Salt Lake County Recorder, said point also situate on the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 00°07'08" East 25.45 feet; thence East 98.95 feet; thence North 89°59'55" East 216.23 feet; thence South 00°00'05" East 39.03 feet; thence South 89°57'45" East 503.57 feet; thence North 00°00'05" West 300.00 feet; thence North 89°57'45" West 328.00 feet; thence North 28°31'02" West 127.65 feet; thence North 25°08'02" West 124.53 feet; thence North 85°02'54" East 139.58 feet; thence North 00°06'52" East 69.89 feet; thence North 89°59'55" East 562.41 feet to a Westerly line of a boundary determined by that certain Quit Claim Deed recorded November 11, 2002 as Entry No. 8429077 in Book 8688 at Page 2960 in the Office of the Salt Lake County Recorder; thence along said Westerly boundary line to and along a Westerly line of a boundary determined by that certain Corrective Warranty Deed recorded December 7, 2009 as Entry No. 10853079 in Book 9786 at Page 1214 in the Office of the Salt Lake County Recorder; thence South 00°35'07" East 595.25 feet; thence along said boundary line the following three (3) courses: (1) North 89°51'01" East 128.27 feet; thence (2) North 00°35'07" West 1.75 feet to the Section line; thence along the Section line; thence (3) North 89°59'55" East 227.14 feet to a Westerly boundary line determined by that certain Quit Claim Deed recorded October 29, 2002 as Entry No. 8402013 in Book 8674 at Page 3196 in the Office of the Salt Lake County Recorder; thence along said Westerly boundary line South 00°36'00" West 330.44 feet to a Northeasterly corner of Rivermark Subdivision, according to the Official Plat thereof recorded July 23, 2018 as Entry No. 12814899 in Book 2018 of Plats at Page 257 in the Office of the Salt Lake County Recorder; thence along said plat to and along a Northerly line of a boundary determined by that certain Survey No. S2019-10-0772 certified October 21, 2019 on file in the Office of the Salt Lake County Surveyor South 89°59'55" West 1,112.77 feet to a point on the Northeasterly line of 12650 South Street, according to the Official Plat thereof recorded October 22, 1976 as Entry No. 2869313 in Book 76-10 of Plats at Page 226 in the Office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) North 70°00'00" West 69.00 feet; thence (2) along said Northerly right-of-way line West 20.00 feet to a Southeasterly corner of a boundary determined by that certain Warranty Deed recorded January 27, 2021 as Entry No. 13545893 in Book 11106 at Page 5727 in the Office of the Salt Lake County Recorder; thence along said boundary line the following two (2) courses: (1) North 142.90 feet; thence (2) West 210.80 feet to a Southeasterly corner of a boundary determined by Warranty Deed recorded March 26, 2013 as Entry No. 11604622 in Book 10120 at Page 8529 in the Office of the Salt Lake County Recorder; thence along the Easterly line of said boundary North 04°30'00" East 139.35 feet to a Southeasterly corner of 12600 South Street; thence North 25.00 feet; thence West 39.10 feet to the point of beginning.

Less and excepting therefrom that portion of the above described land lying within the boundaries of 12600 South Street.