

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

SPECIAL WARRANTY DEED

CAPITOL APARTMENTS, LLC

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

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 attached Exhibit A

Parcel No. 58:021:0377

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

Dated this 17 day of September, 2021.

Capitol Apartments, LLC



By: Kevin Anglesey
Its: Manager

State of Utah

County of Salt Lake

On the 17 day of September, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Manager of Capitol Apartments, LLC, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Operating Agreement and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

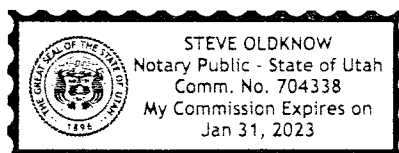


EXHIBIT A
Legal Description

A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located N00°08'15"W along the Section line 717.77 feet, and West 2,902.32 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°50'23"W 43.86 feet; thence N00°08'53"W 185.00 feet; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°08'53"W 21.21 feet; thence S89°51'07"W 75.81 feet; thence S00°08'53"E 183.97 feet; thence S89°51'07"W 20.00 feet; thence N00°08'53"W 54.97 feet; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°08'53"W 21.21 feet; thence S89°51'07"W 317.90 feet; thence along the arc of a curve to the right having a radius of 197.00 feet a distance of 62.40 feet through a central angle of 18°08'57" Chord: S9°04'29"E 62.14 feet; thence South 24.61 feet; thence S89°51'07"W 47.00 feet; thence North 24.73 feet; thence along the arc of a curve to the left with a radius of 150.00 feet a distance of 61.09 feet through a central angle of 23°20'03" Chord: N11°40'02"W 60.67 feet; thence N23°20'03"W 370.32 feet; thence N66°39'57"E 47.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N66°39'57"E) a distance of 29.63 feet through a central angle of 113°11'10" Chord: N33°15'32"E 25.04 feet; thence N89°51'07"E 567.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'53" Chord: S45°04'27"E 21.24 feet; thence East 38.00 feet; thence S0°08'53"E 398.85 feet; thence S06°50'18"E 50.34 feet to the point of beginning. (aka proposed Holbrook Farms Plat C Phase 2A)

Less and excepting therefrom the following:

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 717.78 feet and West 2,891.35 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'07" West 27.98 feet to the Easterly line of that real property described in Deed Entry No. 30109:2018 of the official records of Utah County; thence along said deed the following 2 (two) courses and distances: North 426.74 feet; thence along the arc of a curve to the left having a radius of 1,000.00 feet a distance of 211.77 feet through a central angle of 12°08'00" Chord: North 06°04'00" West 211.37 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 222.00 feet (radius bears: N59°42'30"E) a distance of 10.46 feet through a central angle of 02°41'59" Chord: South 31°38'29" East 10.46 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 278.00 feet a distance of 160.07 feet through a central angle of 32°59'29" Chord: South 16°29'44" East 157.87 feet; thence South 476.58 feet to the point of beginning. (aka Heston Park Extension Boyer South portion)