

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

ENT **162269** : 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Sep 20 01:25 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Boyer Holbrook Residential, L.C., 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 Development, LLC

GRANTEE(S) of Murray, 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.: 58-021-0392

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 20th day of September, 2021.

Boyer Holbrook Residential, L.C.,
a Utah limited liability company

By: The Boyer Company, L.C., Its Manager

BY: [Signature]
NAME: _____
ITS: _____

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of September, 2021, personally appeared before me Patrick Moffat, who acknowledged themselves to be the Manager of The Boyer Company, L.C., Manager of Boyer Holbrook Residential, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

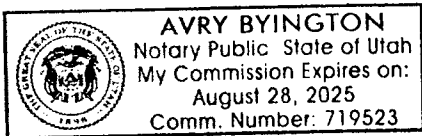


EXHIBIT A
Legal Description

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)

Less and excepting therefrom that portion lying within the bounds of Holbrook Farms Plat C Phase 1, according to the official plat thereof.