

Special Warranty Deed

ENT 174194:2020 PG 1 of 4  
Jeffery Smith  
Utah County Recorder  
2020 Nov 03 02:20 PM FEE 40.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**WHEN RECORDED, MAIL THIS DEED TO:  
AND MAIL TAX NOTICES TO:**

Ivory Land Corporation  
978 Woodoak Lane  
Salt Lake City, Utah 84117  
Attention: President

Tax Parcel Identification Numbers: A portion of 12:004:0020 & 12:004:0022

CT-121210-CAF

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“Grantor”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto IVORY LAND CORPORATION, a Utah corporation (“Grantee”), whose address is 978 Woodoak Lane, Salt Lake City, Utah 84117, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

The foregoing conveyance is subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

*[Signature on following page]*

WITNESS, the hand of said Grantor, this 28 day of October, 2020.

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company, by its manager

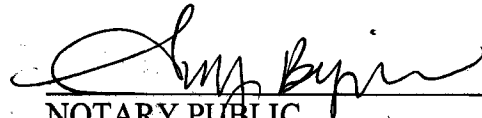
The Boyer Company, L.C., a Utah limited liability company

By: 

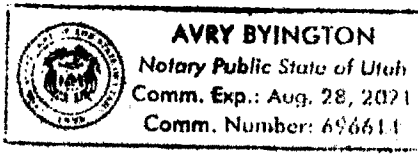
Name: Brian Goetzman  
Title: Manager

STATE OF UTAH )  
                                  : ss.  
COUNTY OF Salt Lake

On the 28 day of October, 2020, personally appeared before me Brian Goetzman, who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Davis County

My Commission Expires: 8/28/2021

 AVRY BYINGTON  
Notary Public State of Utah  
Comm. Exp.: Aug. 28, 2021  
Comm. Number: 696611  
Aug 29, 2021  
696611

**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

Parcel A

***A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:***

Beginning at a point N00°06'11"W 1,265.52 feet along the section line and S89°53'49"W 1,757.40 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S56°58'45"W) a distance of 15.72 feet through a central angle of 47°24'28" Chord: S9°19'01"E 15.28 feet; thence S57°00'00"W 266.26 feet; thence along the arc of a curve to the right with a radius of 561.00 feet a distance of 64.00 feet through a central angle of 06°32'11" Chord: S60°16'05"W 63.96 feet to the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office; thence along said perpetual easement line the following two (2) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N31°43'49"E) a distance of 47.86 feet through a central angle of 05°46'22" Chord: N55°23'00"W 47.84 feet; thence (2) N52°29'50"W 162.66 feet to the easterly line of a Special Warranty Deed as recorded at Entry No. 113623:1998 in the Utah County Recorder's Office, said point being the southwest corner of said entire tract; thence along said deed line and westerly line of said entire tract the following nine (9) courses: (1) N10°55'32"E 191.06 feet; thence (2) N18°31'39"E 65.08 feet; thence (3) N14°03'39"E 69.73 feet; thence (4) N10°09'13"E 53.70 feet; thence (5) N02°22'21"W 33.89 feet; thence (6) N26°09'40"W 20.29 feet; thence (7) N43°06'40"W 24.56 feet; thence (8) N43°54'14"W 22.14 feet; thence (9) N29°37'46"W 26.24 feet; thence N59°56'15"E 125.36 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N59°56'15"E) a distance of 24.68 feet through a central angle of 02°57'30" Chord: S31°32'30"E 24.68 feet; thence S33°01'15"E 542.31 feet to the point of beginning.  
Contains: 3.73 acres+/-

Parcel B

***A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:***

Beginning at a point N00°06'11"W 1,415.19 feet along the section line and S89°53'49"W 673.20 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N80°52'42"W 73.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 3,960.00 feet (radius bears: N80°52'42"W) a distance of 7.65 feet through a central angle of 00°06'39" Chord: S09°10'37"W 7.65 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 14.88 feet through a central angle of 44°52'36" Chord: S31°40'14"W 14.50

feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,961.00 feet (radius bears: N06°27'28"E) a distance of 211.93 feet through a central angle of 06°11'32" Chord: N80°26'46"W 211.83 feet; thence N77°21'00"W 128.08 feet; thence along the arc of a curve to the left with a radius of 589.00 feet a distance of 469.28 feet through a central angle of 45°39'00" Chord: S79°49'30"W 456.97 feet; thence S57°00'00"W 190.32 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N09°27'39"E) a distance of 15.76 feet through a central angle of 47°31'06" Chord: N56°46'48"W 15.31 feet; thence S56°58'45"W 56.00 feet; thence N33°01'15"W 542.31 feet; thence along the arc of a curve to the right with a radius of 478.00 feet a distance of 60.60 feet through a central angle of 07°15'49" Chord: N29°23'21"W 60.56 feet; thence N64°14'34"E 59.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: N64°14'34"E) a distance of 27.00 feet through a central angle of 96°41'51" Chord: S74°06'22"E 23.91 feet; thence N57°32'43"E 30.12 feet; thence along the arc of a curve to the right with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: N73°46'22"E 430.91 feet; thence East 851.73 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.07 feet through a central angle of 87°39'43" Chord: N46°10'09"E 26.32 feet; thence S87°39'43"E 69.00 feet; thence S02°20'17"W 52.00 feet; thence S01°53'34"E 50.03 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,033.00 feet (radius bears: N86°57'11"W) a distance of 427.58 feet through a central angle of 06°04'28" Chord: S06°05'04"W 427.38 feet to the point of beginning.

Contains: 15.33 acres+/-