

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

## SPECIAL WARRANTY DEED

### IVORY LAND 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 Utah County, State of Utah:

**See attached Exhibit A**

**Parcel No. 12:004:0068**

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

Dated this 27 day of March, 2023.

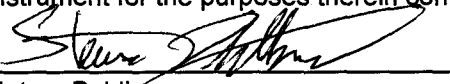
Ivory Land Corporation

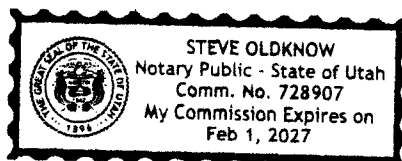
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of March, 2023, 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**

COM N 1925.51 FT & W 1172.01 FT FR SE COR. SEC. 1, T5S, R1E, SLB&M.; W 67.23 FT;  
ALONG A CURVE TO L (CHORD BEARS: N 44 DEG 59' 57" E 21.2 FT, RADIUS = 15.01 FT); N  
55.61 FT; ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 31' 8" E 17.39 FT, RADIUS = 328  
FT); ALONG A CURVE TO R (CHORD BEARS: N 5 DEG 58' 35" E 33.63 FT, RADIUS = 328  
FT); N 8 DEG 54' 53" E 63.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 4 DEG 27' 27" E  
42.28 FT, RADIUS = 272 FT); N 0 DEG 0' 1" E 344.01 FT; ALONG A CURVE TO R (CHORD  
BEARS: N 3 DEG 53' 27" E 71.66 FT, RADIUS = 528 FT); N 7 DEG 46' 57" E 13.23 FT; ALONG  
A CURVE TO L (CHORD BEARS: N 3 DEG 53' 27" E 64.06 FT, RADIUS = 472 FT); N 683.31  
FT; S 89 DEG 54' 25" E 28.02 FT; S 683.27 FT; ALONG A CURVE TO R (CHORD BEARS: S 3  
DEG 53' 27" W 67.86 FT, RADIUS = 510.81 FT); S 7 DEG 46' 56" W 13.23 FT; ALONG A  
CURVE TO L (CHORD BEARS: S 3 DEG 53' 27" W 67.86 FT, RADIUS = 510.81 FT); S 0 DEG 0'  
2" W 114.4 FT; E 24.26 FT; ALONG A CURVE TO L (CHORD BEARS: S 19 DEG 20' 23" W 15.9  
FT, RADIUS = 23.86 FT); S 0 DEG 0' 1" W 214.62 FT; ALONG A CURVE TO R (CHORD  
BEARS: S 4 DEG 27' 26" W 49.58 FT, RADIUS = 319.13 FT); S 8 DEG 54' 52" W 63.56 FT;  
ALONG A CURVE TO L (CHORD BEARS: S 4 DEG 27' 29" W 43.68 FT, RADIUS = 295 FT); S  
55.61 FT; ALONG A CURVE TO L (CHORD BEARS: S 19 DEG 20' 42" E 15.9 FT, RADIUS =  
23.86 FT) TO BEG. AREA 1.104 AC.