

Special Warranty Deed

WHEN RECORDED, MAIL THIS DEED TO:

AND MAIL TAX NOTICES TO:

Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117
Attention: President

CT-147873-CAF

Tax Parcel Identification Numbers: A portion of parcels 12-003-0038, 12-003-0039, 12-004-0030, 12-004-0031 and 12-004-0032

(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 DEVELOPMENT, LLC, a Utah limited liability company (“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.

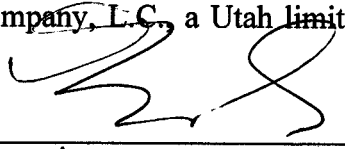
[Signature on following page]

WITNESS, the hand of said Grantor, this 3rd day of November, 2021.

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

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

By:

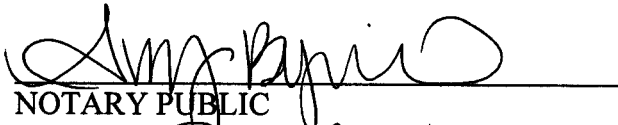


Name: *Brian Gochnour*

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

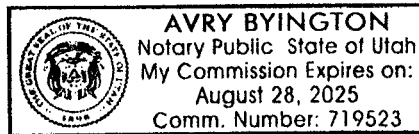
On the 3 day of November, 2021, personally appeared before me Brian Gochnour, who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.



NOTARY PUBLIC

Residing at: Davis County

My Commission Expires: 8/28/2025



**LEGAL DESCRIPTION
PREPARED FOR
RIDGEVIEW POD B LOT 1 (IVORY)
HIGHLAND CITY, UTAH
(November 5, 2021)
21-0392**

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,927.61 feet along the Section line and S89°53'49"W 1,168.54 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said northerly line the following seven (7) courses: (1) West 397.63 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder, S89°54'26"E 732.34 feet; thence South 683.27 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: S03°53'28"W 67.86 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: S03°53'28"W 67.86 feet; thence S00°00'01"W 114.40 feet; thence East 24.26 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 24.00 feet (radius bears: S51°19'04"E) a distance of 16.20 feet through a central angle of 38°40'55" Chord: S19°20'28"W 15.90 feet; thence S00°00'01"W 214.62 feet; thence along the arc of a curve to the right with a radius of 319.00 feet a distance of 49.63 feet through a central angle of 08°54'52" Chord: S04°27'27"W 49.58 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 281.00 feet a distance of 43.72 feet through a central angle of 08°54'53" Chord: S04°27'26"W 43.68 feet; thence South 55.61 feet; thence along the arc of a curve to the left with a radius of 24.00 feet a distance of 16.20 feet through a central angle of 38°40'56" Chord: S19°20'28"E 15.90 feet to the point of beginning.

Contains: 32.10 acres+/-