

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

SPECIAL WARRANTY DEED

IVORY DEVELOPMENT, 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 LAND CORPORATION, a Utah corporation

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:

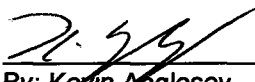
See attached Exhibit A

Parcel No. 58:021:0287

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

Dated this 24 day of December, 2020.

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 24th day of DECEMBER, 2020, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Development, 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

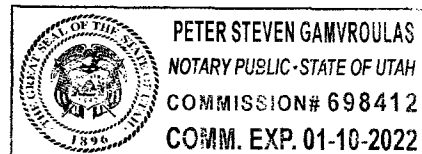


Exhibit A

IVORY DEVELOPMENT STRIP BETWEEN DESCRIPTION 11 & 12

A portion of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located in the NE1/4 of Section 3 and NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point, located S89°51'40"W along the Section line 18.28 feet and South 1,884.55 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence East 33.00 feet; thence S00°03'15"W 552.25 feet; thence N78°15'31"W 33.70 feet; thence N00°03'15"E 545.39 feet to the point of beginning.

Contains: 18,113 square feet or 0.42 acres+/-