

Mail Recorded Deed and Tax Notice To:  
Ivory Land Corporation  
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

**ICO MULTIFAMILY HOLDINGS, LLC, a Utah limited liability company**

**GRANTEE(S)** of Lehi, 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, 58:021:0428, and 58:021:0429**

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

Dated this *28* day of *December*, 2020.

Ivory Land Corporation

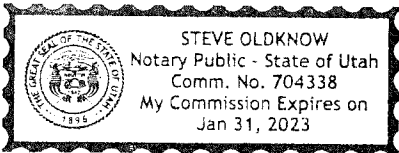
*[Signature]*  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the *28* day of *December*, 2020, 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.

*[Signature]*  
Notary Public



**Exhibit A****DESCRIPTION #11**

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, 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 S00°03'15"W along said deed 545.41 feet to the Northerly line of that Real Property described in Deed Entry No. 20761:2018 of the Official Records of Utah County; thence along said deed the following three (3) courses: 1) N78°15'31"W 161.93 feet; 2) N08°45'55"W 49.22 feet; 3) S81°54'23"W 53.27 feet; thence N08°09'39"W 202.47 feet; thence N13°44'46"E 157.83 feet; thence N03°43'46"E 117.83 feet; thence East 202.87 feet to the point of beginning.

Contains: 2.646 acres+/-

**DESCRIPTION #12**

A portion of the 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 on the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located N89°49'32"E along the Section line 14.70 feet and South 1,913.84 feet from the Northwest Corner of Section 2, T5S, R1W, SLB&M; thence East 458.47 feet to the Westerly line of that Real Property described in Deed Entry No. 20761:2018 of the Official Records of Utah County; thence along said deed the following five (5) courses: 1) S00°22'24"W 153.16 feet; 2) S02°00'42"W 417.69 feet; 3) N89°59'59"W 56.51 feet; 4) along the arc of a curve to the right having a radius of 1,537.00 feet a distance of 314.98 feet through a central angle of 11°44'30" Chord: N84°07'46"W 314.43 feet; 5) N78°15'31"W 75.60 feet to the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County; thence N00°03'15"E along said deed 523.04 feet to the point of beginning.

Contains: 5.783 acres+/-

**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+/-