

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

IVORY DEVELOPMENT, LLC

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. 19:042:0041 and 19:042:0042

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

Dated this 27 day of December, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of December, 2021, 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

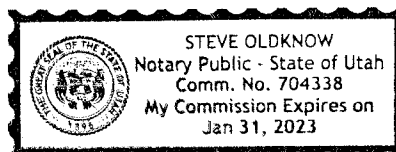


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Proposed BROADVIEW SHORES P.U.D. PHASE 5A, being more particularly described as follows:

A portion of the SE1/4 and NE1/4 of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point on the West line of BROADVIEW SHORES PUD PHASE 1, according to the Official Plat thereof recorded February 18, 2016 as Entry No. 13522:2016 in the Office of the Utah County Recorder, said point is also the Northeast Corner of BROADVIEW SHORES PUD PHASE 4, according to the Official Plat thereof recorded July 30, 2020 as Entry No. 110475:2020 in the Office of the Utah County Recorder, located S0°50'40"E along the Section line 119.48 feet and West 1,321.48 feet from the East 1/4 Corner of Section 33, T6S, R2E, SLB&M (Basis of Bearing: N0°36'48"W along the Section line between the East 1/4 Corner and Northeast Corner of said Section 33); thence along said BROADVIEW SHORES PHASE 4 the following 2 (two) courses: 1) S89°07'46"W 252.23 feet; 2) along the arc of a curve to the left with a radius of 1,039.00 feet a distance of 205.46 feet through a central angle of 11°19'49" Chord: S83°27'51"W 205.13 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N13°30'57"W) a distance of 22.62 feet through a central angle of 86°23'33" Chord: N33°17'16"E 20.54 feet; thence N09°54'31"W 53.93 feet; thence along the arc of a curve to the right with a radius of 1,027.50 feet a distance of 19.77 feet through a central angle of 01°06'09" Chord: N09°21'26"W 19.77 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.38 feet through a central angle of 89°18'30" Chord: N53°27'37"W 21.08 feet; thence S81°53'08"W 30.63 feet; thence along the arc of a curve to the left with a radius of 702.00 feet a distance of 320.96 feet through a central angle of 26°11'47" Chord: S68°47'14"W 318.18 feet; thence S55°41'20"W 13.17 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S10°41'20"W 21.21 feet; thence S34°18'40"E 77.29 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.38 feet through a central angle of 85°28'20" Chord: S77°02'50"E 20.36 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 1,039.00 feet (radius bears: S29°46'59"E) a distance of 82.11 feet through a central angle of 04°31'40" Chord: S57°57'10"W 82.09 feet; thence S55°41'20"W 6.79 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N34°18'40"W) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N10°41'20"E 21.21 feet; thence N34°18'40"W 288.40 feet; thence along the arc of a curve to the right with a radius of 205.00 feet a distance of 120.08 feet through a central angle of 33°33'41" Chord: N17°31'49"W 118.37 feet; thence N00°44'59"W 207.33 feet; thence N89°15'01"E 60.00 feet; thence S00°44'59"E 207.33 feet; thence along the arc of a curve to the left with a radius of 145.00 feet a distance of 84.93 feet through a central angle of 33°33'41" Chord: S17°31'49"E 83.73 feet; thence S34°18'40"E 124.40 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S79°18'40"E 21.21 feet; thence N55°41'20"E 13.17 feet; thence along the arc of a curve to the right with a radius of 762.00 feet a distance of 68.93 feet through a central angle of 05°10'58" Chord: N58°16'49"E 68.91 feet; thence N34°18'40"W 141.02 feet; thence N00°25'34"W 217.25 feet; thence S89°54'30"E 105.26 feet; thence N00°44'59"W 9.12 feet; thence N89°15'01"E 60.00 feet; thence S89°54'30"E 277.21 feet; thence S00°05'30"W 10.00 feet; thence S89°54'30"E 316.50 feet; thence S00°05'30"W 98.50 feet; thence S89°54'30"E 4.24 feet; thence S00°05'30"W 54.00 feet; thence S89°54'30"E 72.03 feet; thence along the arc of a

curve to the right with a radius of 15.00 feet a distance of 17.58 feet through a central angle of 67°08'38" Chord: S56°20'11"E 16.59 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 367.50 feet a distance of 14.99 feet through a central angle of 02°20'16" Chord: S23°56'00"E 14.99 feet to the West line of said BROADVIEW SHORES PUD PHASE 1; thence S00°46'09"E 198.51 feet to the point of beginning.

PARCEL 2:

Proposed BROADVIEW SHORES P.U.D. PHASE 5B, being more particularly described as follows:

LOTS 532-539:

A portion of the SE1/4 of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point on the North line of BROADVIEW SHORES PUD PHASE 4, according to the Official Plat thereof recorded July 30, 2020 as Entry No. 110475:2020 in the Office of the Utah County Recorder, located S0°50'40"E along the Section line 146.67 feet and West 1,777.88 feet from the East 1/4 Corner of Section 33, T6S, R2E, SLB&M (Basis of Bearing: N0°36'48"W along the Section line between the East 1/4 Corner and Northeast Corner of said Section 33); thence Westerly along said plat and along the arc of a 1,039.00 foot radius non-tangent curve to the left (radius bears: S12°12'03"E) 318.84 feet through a central angle of 17°34'56" Chord: S69°00'29"W 317.59 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.38 feet through a central angle of 85°28'20" Chord: N77°02'50"W 20.36 feet; thence N34°18'40"W 77.29 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N10°41'20"E 21.21 feet; thence N55°41'20"E 13.17 feet; thence along the arc of a curve to the right with a radius of 702.00 feet a distance of 320.96 feet through a central angle of 26°11'47" Chord: N68°47'14"E 318.18 feet; thence N81°53'08"E 30.63 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.38 feet through a central angle of 89°18'30" Chord: S53°27'37"E 21.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,027.50 feet a distance of 19.77 feet through a central angle of 01°06'09" Chord: S09°21'26"E 19.77 feet; thence S09°54'31"E 53.93 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.62 feet through a central angle of 86°23'33" Chord: S33°17'16"W 20.54 feet to the point of beginning.

LOTS 507-511:

A portion of the SE1/4 and NE1/4 of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located S0°50'40"E along the Section line 77.98 feet and West 2,097.18 feet from the East 1/4 Corner of Section 33, T6S, R2E, SLB&M (Basis of Bearing: N0°36'48"W along the Section line between the East 1/4 Corner and Northeast Corner of said Section 33); thence Southwesterly along the arc of a 762.00 foot radius non-tangent curve to the left (radius bears: S29°07'41"E) 68.93 feet through a central angle of 05°10'58" Chord: S58°16'49"W 68.91 feet; thence S55°41'20"W 13.17 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N79°18'40"W 21.21 feet; thence N34°18'40"W 124.40 feet; thence along the arc of a curve to the right with a radius of 145.00 feet a distance of 84.93 feet through a central angle of 33°33'41" Chord: N17°31'49"W 83.73 feet; thence N00°44'59"W 191.03 feet; thence S89°54'30"E 107.07 feet; thence S00°25'34"E 217.25 feet; thence S34°18'40"E 141.02 feet to the point of beginning

LOTS 501-506, 540-547 & PARCEL A & B:

A portion of the SE1/4 and NE1/4 of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point on the North line of BROADVIEW SHORES PUD PHASE 4, according to the Official Plat thereof recorded July 30, 2020 as Entry No. 110475:2020 in the Office of the Utah County Recorder, located S0°50'40"E along the Section line 307.84 feet and West 2,151.95 feet from the East 1/4 Corner of Section 33, T6S, R2E, SLB&M (Basis of Bearing: N0°36'48"W along the Section line between the East 1/4 Corner and Northeast Corner of said Section 33); thence S55°41'20"W along said plat 170.73 feet to the Easterly line of that Real Property described in Deed Entry No. 102276:2018 of the Official Records of Utah County; thence along said deed the following 10 (ten) courses: 1) N36°24'05"W 12.97 feet; 2) S53°35'55"W 14.00 feet; 3) N36°24'05"W 28.00 feet; 4) along the arc of a curve to the right with a radius of 653.00 feet a distance of 220.84 feet through a central angle of 19°22'37" Chord: N26°42'46"W 219.79 feet; 5) East 1.05 feet; 6) Northerly along the arc of a non-tangent curve to the right having a radius of 652.00 feet (radius bears: N72°56'56"E) a distance of 202.76 feet through a central angle of 17°49'05" Chord: N08°08'32"W 201.94 feet; 7) N00°45'59"E 98.12 feet; 8) S89°14'01"E 5.00 feet; 9) N00°45'59"E 150.80 feet; 10) along the arc of a curve to the left with a radius of 775.00 feet a distance of 5.74 feet through a central angle of 00°25'29" Chord: N00°33'15"E 5.74 feet; thence East 97.57 feet; thence S00°44'59"E 207.33 feet; thence along the arc of a curve to the left with a radius of 205.00 feet a distance of 120.08 feet through a central angle of 33°33'41" Chord: S17°31'49"E 118.37 feet; thence S34°18'40"E 288.40 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S10°41'20"W 21.21 feet to the point of beginning.