

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. 58:005:0091 and 58:005:0107

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

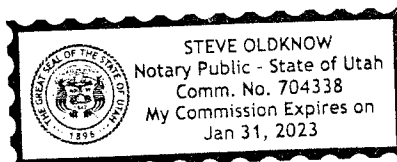


EXHIBIT A
PROPERTY DESCRIPTION

Proposed HOLBROOK PLACE PHASE 8 SUBDIVISION, being more particularly described as follows:

A portion of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point on the North line of PHASE 4, HOLBROOK PLACE, according to the official plat thereof, recorded October 20, 2020 as Entry No. 163122:2020 in the office of the Utah County Recorder, located North 00°07'50" East along the Section line 833.21 feet and West 880.21 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following five (5) courses: (1) North 46°03'34" West 206.19 feet; (2) North 68°56'36" West 239.03 feet; (3) North 57°47'52" West 56.00 feet; (4) South 32°12'08" West 47.19 feet; and (5) South 89°53'50" West 501.04 feet to the Easterly line of that real property described in Deed Entry No. 92910:2020 of the official records of Utah County; thence North 18°32'59" West along said Deed 174.94 feet to the Southwest corner of that real property described in Deed Entry No. 63307:2017 of the official records of Utah County; thence along said Deed the following two (2) courses: (1) North 89°53'50" East 226.10 feet; and (2) North 110.05 feet to the 1/16th (40 acre) line; thence North 89°53'50" East along the 1/16th (40 acre) line 334.85 feet; thence South 00°06'25" East 25.00 feet; thence South 89°50'57" East 112.74 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 472.00 feet (radius bears: North 79°51'51" West) a distance of 30.53 feet through a central angle of 03°42'20" Chord: North 08°16'59" East 30.52 feet; thence South 83°34'11" East 56.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 826.00 feet (radius bears: South 09°32'33" West) a distance of 544.49 feet through a central angle of 37°46'07" Chord: South 61°34'23" East 534.68 feet, to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 380.00 feet a distance of 15.39 feet through a central angle of 02°19'12" Chord: South 43°50'56" East 15.39 feet; thence South 44°59'29" West 120.00 feet; thence South 45°25'00" East 7.12 feet; thence South 44°10'32" West 192.45 feet to the point of beginning.