

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
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. 14:063:0114

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

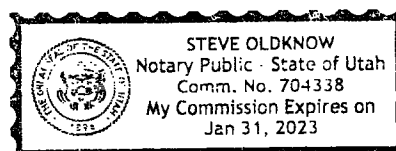

By: Kevin Anglesey
Its: Secretary

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 ANDERSON FARMS PLAT G, being more particularly described as follows:

A portion of the Northwest 1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of ANDERSON FARMS PLAT "B", according to the official plat thereof recorded August 24, 2018 as Entry No. 81023:2018 in the Office of the Utah County Recorder, located South $00^{\circ}11'45''$ East along the Section line 609.05 feet and East 788.28 feet from the Northwest corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North $00^{\circ}30'45''$ West along said plat 39.22 feet to the Southerly line of that Real Property described in Deed Entry No. 2805:2020 of the Official Records of Utah County; thence along said deed the following nine (9) courses: 1) North $89^{\circ}29'15''$ East 22.50 feet; 2) North $00^{\circ}30'45''$ West 111.38 feet; 3) along the arc of a curve to the right with a radius of 247.00 feet a distance of 286.32 feet through a central angle of $66^{\circ}25'01''$ Chord: North $32^{\circ}41'46''$ East 270.56 feet; 4) North $72^{\circ}26'54''$ East 56.30 feet 5) Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears South $14^{\circ}25'32''$ East) a distance of 26.83 through a central angle of $102^{\circ}28'25''$ Chord: South $53^{\circ}11'19''$ East 23.39 feet; 6) North $85^{\circ}08'33''$ East 55.07 feet; 7) Northeasterly along the arc of a non-tangent curve to the right having a radius of a 15.00 feet (radius bears: North $87^{\circ}56'18''$ East) a distance of 23.56 feet through a central angle of $90^{\circ}00'00''$ Chord: North $42^{\circ}56'18''$ East 21.21 feet; 8) North $87^{\circ}56'18''$ East 177.11 feet; 9) along the arc of a cure to the left with a radius of 417.00 feet a distance of 227.36 feet through a central angle of $31^{\circ}14'23''$ Chord: North $72^{\circ}19'06''$ East 224.56 feet; thence South $04^{\circ}16'41''$ East 105.52 feet; thence South $83^{\circ}11'03''$ East 167.28 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 222.50 feet (radius bears: South $83^{\circ}11'03''$ East) a distance of 28.28 feet through a central angle of $07^{\circ}16'55''$ Chord: North $10^{\circ}27'25''$ East 28.26 feet; thence North $85^{\circ}43'18''$ East 83.65 feet; thence South $04^{\circ}16'41''$ East 105.00 feet; thence North $85^{\circ}43'18''$ East 1.31 feet; thence South $04^{\circ}16'42''$ East 172.50 feet; thence South $85^{\circ}43'18''$ West 228.32 feet; thence South $01^{\circ}19'57''$ West 41.59 feet to the Northerly line of that Real Property described in Deed Entry No. 111266:2012 of the Official Records of Utah County; thence South $86^{\circ}13'15''$ West along said deed 757.49 feet to the point of beginning.