

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
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. 14:063:0116

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

Dated this *29* day of *December*, 2021.


Ivory Development, LLC


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the *29* day of *December*, 2021, 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

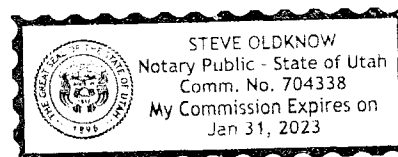


Exhibit A

A portion of the SW1/4 of Section 29 and the NW1/4 and NE1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at the Southeast Corner of that Real Property described in Deed Entry No. 104370:2019 of the Official Records of Utah County, located S00°11'45"E along the Section line 480.87 feet and East 2,036.21 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; thence N02°42'31"W along that Real Property described in Deed Entry No. 104370:2019 of the Official Records of Utah County 158.34 feet to a point on the Westerly line of that Real Property described as Parcel 1 in Deed Entry No. 104130:2019 of the Official Records of Utah County; thence along said deed the following ten (10) courses: 1) N21°41'30"E 26.44 feet; 2) N04°23'11"W 117.50 feet; 3) S85°36'49"W 30.66 feet; 4) N22°45'18"W 161.26 feet; 5) N48°57'59"W 75.68 feet; 6) N03°33'04"W 130.84 feet; 7) N87°56'18"E 20.38 feet; 8) N02°03'42"W 115.00 feet; 9) N04°30'43"W 55.05 feet; 10) N02°03'42"W 120.00 feet to the South line of that Real Property described in Deed Entry No. 2661:1996 of the Official Records of Utah County; thence N87°56'18"E along said deed 714.71 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,030.00 feet (radius bears: S88°48'45"E) a distance of 99.54 feet through a central angle of 05°32'13" Chord: S01°34'52"E 99.50 feet; thence S04°20'58"E 784.07 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: S40°39'02"W 21.21 feet to the Northerly line of Anderson Lane; thence S85°43'05"W along said lane 607.08 feet to the point of beginning. (Single Family Parcel)