

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, a Utah limited liability company

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. 41-281-0007

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

Dated this 10 day of April, 2024.

Ivory Land Corporation

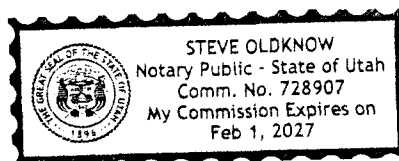

By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

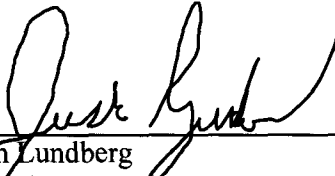
On the 10 day of APRIL, 2024, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.



 Justin Lundberg
 Professional Land Surveyor
 Licence No. 12554439

03/28/24

Date

BOUNDARY DESCRIPTION

A part of Lot 1, PLAT "A", HUNTER ESTATES SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 49523 on June 14, 1994, also being a portion of the that real property as described and conveyed in a Special Warranty Deed Entry No. 183845:2021 of the official records of the Utah County Recorder, located in the Southwest Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the northerly line of Lot 1 of said Subdivision, said point also being located S00°07'25"E 1065.03 feet along the Section Line and N89°52'35"E 24.72 feet from the West Quarter Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along said Lot 1, HUNTER ESTATES SUBDIVISION N 89°52'35" E 456.32 feet to the Westerly boundary line of the JORDAN WALK TOWNS PHASE 1 SUBDIVISION according to the Official Plat thereof recorded as Entry No. 42283:2023 on June 29, 2023; thence along said Subdivision the following three (3) courses: (1) S 00°07'25" E 142.00 feet; (2) S 89°52'35" W 5.66 feet; (3) S 00°07'25" E 108.00 feet to the Southerly line of Lot 1 in said HUNTER ESTATES SUBDIVISION ; thence along said Lot 1 the following two (2) courses: (1) S 89°52'35" W 450.02 feet; (2) N 00°16'11" W 250.00 feet to the POINT OF BEGINNING.

Containing 113,388 square feet or 2.6 acres +/-