

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. 14-063-0120, 14-063-0123, and 14-063-0124**

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

Dated this 12 day of April, 2024.

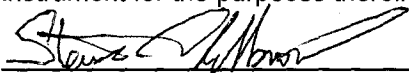
Ivory Land Corporation

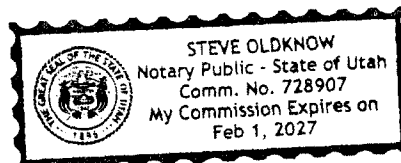
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 12 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

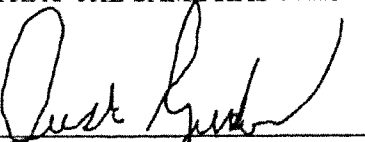


**SURVEYOR'S CERTIFICATE**

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS, LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**ANDERSON FARMS  
PLAT H**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

  
 JUSTIN LUNDBERG  
 Professional Land Surveyor  
 License No. 12554439

03/22/24  
 Date

**BOUNDARY DESCRIPTION**

A portion of the NW1/4 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 located on the southeasterly right-of-way line of ANDERSON BOULEVARD, said point being S00°11'45"E 137.92 feet along the Section line and N89°48'15"E 1489.94 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; running thence along said right-of-way the following three (3) courses: (1) along the arc of a curve to the left with a radius of 417.00 feet a distance of 246.10 feet through a central angle of 33°48'49" Chord: N39°47'30"E 242.54 feet to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.04 feet through a central angle of 84°11'53" Chord: N64°59'02"E 20.11 feet; thence (3) N17°00'59"E 58.00 feet; thence S72°57'39"E 119.42 feet; thence along the arc of a curve to the left with a radius of 1,000.00 feet a distance of 372.06 feet through a central angle of 21°19'03" Chord: S83°37'10"E 369.92 feet; thence N85°43'18"E 443.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°04'17" Chord: N40°41'10"E 21.23 feet; thence S04°20'58"E 501.51 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 39.16 feet through a central angle of 89°45'34" Chord: S40°31'49"W 35.28 feet to the northerly right-of-way line of ANDERSON LANE; thence along said right-of-way line the following two (2) courses: (1) S85°43'40"W 510.90 feet; thence (2) S85°43'18"W 350.00 feet to an easterly boundary line of Anderson Farms Plat G Subdivision thereof recorded January 24, 2022 as Entry No. 9571:2022 in the Utah County Recorder's office; thence along said plat the following seven (7) courses: (1) N04°16'42"W 172.50 feet; thence (2) S85°43'18"W 1.31 feet; thence (3) N04°16'41"W 105.00 feet; thence (4) S85°43'18"W 83.65 feet; thence (5) Southerly along the arc of a non-tangent curve to the left having a radius of 222.50 feet (radius bears: S75°54'07"E) a distance of 28.28 feet through a central angle of 07°16'55" Chord: S10°27'25"W 28.26 feet; thence (6) N83°11'03"W 167.28 feet; thence (7) N04°16'41"W 105.52 feet to the point of beginning.

Containing 12.09 acres +/-

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS

**ANDERSON FARMS  
PLAT H**