

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:

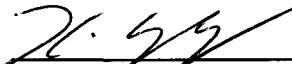
**See attached Exhibit A**

**Parcel No. 58:021:0294**

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

Dated this 6 day of January, 2021.

Ivory Land Corporation



By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 6 day of January, 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****BOUNDARY DESCRIPTION**

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that Real Property described as Parcel 2 in Deed Entry No. 61302:2018 of the Official records of Utah County, located N00°08'15"W along the Section line 728.04 feet, and West 2,020.96 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°51'06"W along said deed 535.91 feet; thence N00°08'54"W 630.98 feet; thence along the arc of a curve to the right with a radius of 306.00 feet a distance of 231.47 feet through a central angle of 43°20'29" Chord: N21°31'21"E 225.99 feet; thence N43°11'35"E 6.06 feet to the Southerly line of Drexler Drive; thence along said street the following 7 (seven) courses: 1) S46°48'25"E 56.00 feet; 2) Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S46°48'25"E) a distance of 22.32 feet through a central angle of 85°14'51" Chord: N85°49'00"E 20.32 feet to a point of reverse curvature; 3) along the arc of a curve to the left having a radius of 504.00 feet a distance of 255.38 feet through a central angle of 29°01'55" Chord: S66°04'32"E 252.66 feet to a point of reverse curvature; 4) along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.10 feet through a central angle of 80°35'58" Chord: S40°17'30"E 19.40 feet; 5) S82°53'55"E 56.43 feet; 6) Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°59'32"E) a distance of 23.53 feet through a central angle of 89°51'52" Chord: N44°56'24"E 21.19 feet; 7) N89°51'07"E 75.04 feet to the Northwest Corner of Lot 201, Plat B, Phase 2 HOLBROOK FARMS, according to the Official Plat thereof recorded August 31, 2018 as Entry No. 83367:2018 of the Official Records of the Utah County Recorder; thence S00°00'28"W along said plat 698.35 feet to the point of beginning. (Proposed Holbrook Farms Plat B Phase 7)

Contains: 9.17 acres+/-