

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Murray, UT 84107

ENT 3034:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jan 06 03:01 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



SPECIAL WARRANTY DEED

HF Ranch LC, a Utah limited liability company

GRANTOR(S) of Lehi, 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 Murray, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-021-0433 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 6th day of January, 2021.

HF Ranch LC, a Utah limited liability company

BY: Stephen G. Holbrook
Stephen G. Holbrook
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6th day of January, 2021, personally appeared before me Stephen G. Holbrook, who acknowledged themselves to be the Manager of HF Ranch LC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Brad Mackay
Notary Public

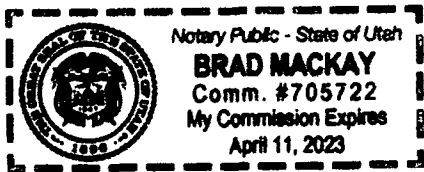


EXHIBIT A
Legal Description

PARCEL 1:

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

Beginning at a point on the West line of that Real Property described in Deed Entry No. 59532:2019 of the Official Records of Utah County located N00°08'15"W along the Section line 2,056.49 feet and West 849.00 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence N89°51'45"E 11.54 feet; thence S00°08'15"E 9.97 feet to a point on the Westerly line of said deed; thence along said deed the following two (2) courses: 1) S89°59'23"W 11.54 feet; 2) N00°08'15"W 9.94 feet to the point of beginning.

PARCEL 2:

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

Beginning at a point on the West line of that Real Property described in Deed Entry No. 59532:2019 of the Official Records of Utah County located N00°08'15"W along the Section line 1,676.63 feet and West 765.00 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence along said deed the following four (4) courses: 1) S89°51'07"W 9.00 feet; 2) N00°08'15"W 264.96 feet; 3) S89°57'58"W 28.00 feet; 4) N00°08'15"W 10.98 feet; thence N89°51'07"E 37.00 feet; thence S00°08'15"E 276.00 feet to the point of beginning.