

Mail Recorded Deed and Tax Notice To:
HF Ranch, LC
505 East 300 North
Lehi, UT 84043



SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah corporation

GRANTOR(S) of Murray, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

HF Ranch LC, a Utah limited liability company

GRANTEE(S) of Lehi, 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.: 58-021-0374 (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 6 day of January, 2021.

Ivory Land Corporation, a Utah corporation

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6 day of January, 2021, personally appeared before me Kevin Anglesey, who being by me duly sworn did say that he is the Secretary of Ivory Land Corp., a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Kevin Anglesey acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

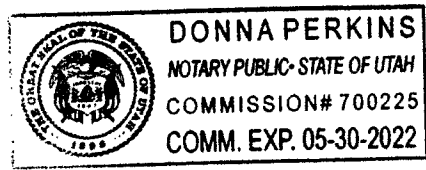


EXHIBIT A
Legal Description

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 the Northeast Corner of that Real Property described in Deed Entry No. 96381:2019 of the Official Records of Utah County located N00°08'15"W along the Section line 2,593.52 feet and West 853.93 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S00°02'02"E along said deed 100.00 feet; thence S89°57'58"W 29.07 feet; thence N00°02'02"W 100.00 feet to the South line of that Real Property described in Deed Entry No. 61302:2018 of the Official Records of Utah County; thence N89°57'58"E along said deed 29.07 feet to the point of beginning.