

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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. 58-005-0119

*****This document is being recorded to correct the legal description of that certain Special Warranty Deed recorded December 29, 2023 as Entry No. 84228:2023*****

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

Dated this 3 day of January, 2024.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 3 day of January, 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

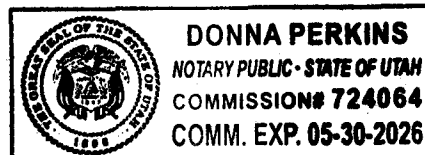


Exhibit A

Proposed HOLBROOK PLACE PHASE 10, being more particularly described as follows:

A part of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at the North common corner between Lots 919 and 920 of the HOLBROOK PLACE PHASE 9, according to the Official Plat thereof recorded as Entry No. 79999:2022, Map 18406, said point also being located North 00°07'50" East 1,358.44 feet along the Section line and North 89°52'10" West 150.32 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said plat the following six (6) courses: (1) South 62°40'31" West 217.20 feet; thence (2) North 75°48'32" West 92.80 feet; thence (3) North 69°48'08" West 56.00 feet; thence (4) South 20°11'52" West 0.93 feet; thence (5) North 48°03'19" West **191.00** feet; thence (6) North 56°03'59" West 249.70 feet; thence North 41°50'03" East 147.54 feet; thence North 48°09'57" West 15.07 feet; thence North 41°50'03" East 177.98 feet; thence South 46°05'51" East 665.03 feet to the point of beginning.