

Mail Recorded Deed and Tax Notice To:
Vantaggio Snow Springs Towns, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

SPECIAL WARRANTY DEED

Clark and Christine Ivory Foundation, a Utah non-profit 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

Vantaggio Snow Springs Towns, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 13-024-0021 and 13-024-0024 (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 22 day of FEBRUARY, 2021.

Clark and Christine Ivory Foundation, a Utah non-profit corporation



Clark D. Ivory, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22 day of FEBRUARY, 2021, personally appeared before me Clark D. Ivory, who acknowledged himself to be the Trustee of the Clark and Christine Ivory Foundation, a Utah non-profit corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Trustees, and said Trustee acknowledged to me that said corporation executed the same.


Notary Public

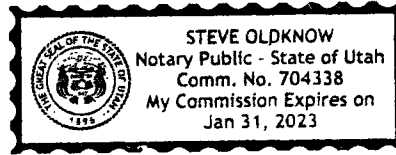


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT IN A FENCE LINE INTERSECTION ON THE NORTH SIDE OF 8170 NORTH COUNTY ROAD, WHICH POINT IS NORTH 1067.003 FEET AND WEST 1038.480 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE AND DATA PUBLISHED BY THE UTAH COUNTY SURVEYOR, BEING ENTRY NO. 51683-78 IN BOOK 1708 AT PAGE 123) FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE AS FOLLOWS: NORTH 00°00'43" EAST 338.084 FEET; THENCE SOUTH 89°35'16" EAST 642.962 FEET; THENCE SOUTH 340.771 FEET TO A POINT IN THE REMNANTS OF A FENCE LINE ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE ALONG SAID FENCE LINE AND SAID ROAD LINE NORTH 89°20'54" WEST 643.057 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO UTAH POWER & LIGHT COMPANY IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 24, 1979 AS ENTRY NO. 33524 IN BOOK 1772 AT PAGE 317 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S LAND AT A POINT 1240 FEET SOUTH AND 390 FEET WEST, MORE OR LESS, FROM THE CENTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 370 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 65°07' EAST 400 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE NORTH 170 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

Commencing South 1587.8 feet and West 387.75 feet from the Northwest corner of the Southeast quarter of Section 18, Township 5 South, Range 1 East, Salt Lake Meridian; thence North 199.13 feet; thence South 65°07' East 468.55 feet; thence West 424.48 feet to the beginning.

Parcels 1 and 2 shown above are also described by survey as follows:

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, comprised of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 8170 North County Road (700 South Street, Lehi City), located N00°08'33"W 1,060.67 feet along the Quarter Section line and S89°51'27"W 392.83 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence along said northerly right-of-way line N89°20'54"W 643.25 feet; thence N00°00'11"E 337.23 feet to and along the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence S89°36'58"E 285.63 feet to and along the southerly line of a Special Warranty Deed on file as Entry No. 136123:2008, in the Utah County Recorder's Office, to the southwesterly line of a Warranty Deed on file as Entry No. 33524:1979 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) S65°07'00"E 385.05 feet; thence (2) North 159.65 feet to the southerly line of SUNSET MEADOWS PLAT "A" Subdivision, on file as Entry No. 76950:2000, Map No. 8754, in the Utah County Recorder's Office; thence along said plat S89°36'58"E 8.26 feet to the westerly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) South 139.43 feet; thence (2) S65°07'00"E 473.13 feet to and along the southerly line of a Warranty Deed on file as Entry No. 28102:1977 in the Utah County Recorder's Office, and to and along the southerly line of a Warranty Deed on file as Entry No. 34937:1977 in the Utah County Recorder's Office to the northerly right of way line of said 700 South Street; thence along said northerly right of way S89°55'25"W 429.21 feet; thence South 1.12 feet to the point of beginning.

Contains: 232,830 square feet or 5.35 acres+/-