

Mail Recorded Deed and Tax Notice To:
Salisbury Land Development, LLC
494 West 1300 North
Springville, Utah 84663

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"

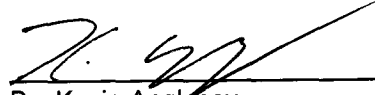
Parcel No. 32:016:0064 and 32:016:0085

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

Dated this 13 day of June, 2024.

[Signature and Acknowledgement Follows]

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 13 day of June, 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.

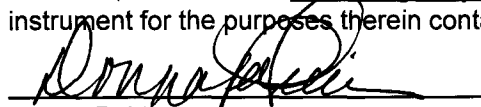

Notary Public

Exhibit A

PROPOSED TANNER FLATS @ SUMMIT RIDGE - PHASE 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE THAT IS S 89°55'22" W A DISTANCE OF 1352.07 FEET ALONG THE SECTION LINE AND SOUTH 1278.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 87°02'00" E FOR A DISTANCE OF 274.89 FEET TO A POINT ON A LINE; THENCE, S 02°57'42" W FOR A DISTANCE OF 118.03 FEET TO A POINT ON A LINE; THENCE, S 87°02'18" E FOR A DISTANCE OF 18.68 FEET TO A POINT ON A LINE; THENCE, S 00°00'00" W FOR A DISTANCE OF 62.08 FEET TO A POINT ON A LINE; THENCE, S 00°29'34" E FOR A DISTANCE OF 289.23 FEET TO A POINT ON A LINE; THENCE, S 00°49'20" E FOR A DISTANCE OF 62.01 FEET TO A POINT ON A LINE; THENCE, N 90°00'00" W FOR A DISTANCE OF 10.73 FEET TO A POINT ON A LINE; THENCE, S 00°36'05" E FOR A DISTANCE OF 108.84 FEET TO A POINT ON A LINE; THENCE, S 00°36'23" E FOR A DISTANCE OF 109.75 FEET TO A POINT ON A LINE; THENCE, S 00°36'23" E FOR A DISTANCE OF 109.97 FEET TO A POINT ON A LINE; THENCE, S 00°33'56" E FOR A DISTANCE OF 120.45 FEET TO A POINT ON A LINE; THENCE, N 90°00'00" E FOR A DISTANCE OF 5.39 FEET TO A POINT ON A LINE; THENCE, S 00°00'00" W FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE; THENCE, S 03°39'45" W FOR A DISTANCE OF 62.13 FEET TO A POINT ON A LINE; THENCE, S 00°00'00" W FOR A DISTANCE OF 113.52 FEET TO A POINT ON A LINE; THENCE, S 89°17'49" W FOR A DISTANCE OF 95.20 FEET TO A POINT ON A LINE; THENCE, N 90°00'00" W FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE; THENCE, N 00°42'11" W FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE; THENCE, S 89°22'05" W FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE; THENCE, N 00°37'55" W FOR A DISTANCE OF 300.66 FEET TO A POINT ON A LINE; THENCE, N 00°35'53" W FOR A DISTANCE OF 953.05 FEET TO THE POINT OF BEGINNING.