

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City 84117



File No.: 105823-JPF

WARRANTY DEED

Thomas Timmerman and Leslie Timmerman, husband and wife as joint tenants

GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation

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 **Wasatch County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

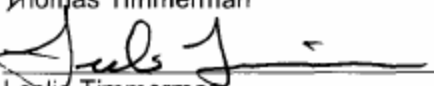
TAX ID NO.: 00-0007-9264 (for reference purposes only)

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

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 11th day of July, 2019.




Thomas Timmerman


Leslie Timmerman

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th of July, 2019 by Thomas Timmerman and Leslie Timmerman.



Notary Public

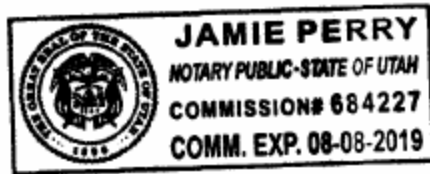


EXHIBIT A
Legal Description

Beginning at a point at the Northeast corner of the lands of Lester M. Jones and wife, which point is North 8.70 chains and East 8 chains, more or less, from the Southwest corner of the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said point being on the East bank of the Wasatch Canal and running thence West 12.65 rods; thence South 12.65 rods; thence East to the fence on the East bank of the Wasatch Canal; thence North 31°15' West to a point South 49°20' West 1.14 chains from the place of beginning; thence North 49°20' East 1.14 chains to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian encompassing all of said property East of the Wasatch Canal and being more particularly described as follows:

Beginning at a point which is North 574.2 feet and East 528.0 feet, more or less, from the Southwest corner of the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence West 66.8 feet; thence South 38°00'44" East 43.9 feet; thence North 49°20'00" East 52.7 feet to the point of beginning.