

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



File No.: 135187-DMF

SPECIAL WARRANTY DEED

Blackstone Capital, LLC, a Utah limited liability company

GRANTOR(S) of Millcreek, 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 **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0015-3465, 00-0021-1591, 00-0021-1592, 00-0021-1598, 00-0021-1600, 00-0021-1601, 00-0021-1603, 00-0021-1605, 00-0021-1606, 00-0021-1608, 00-0021-1609, 00-0021-1610 and 00-0021-1612 (for reference purposes only)

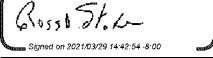
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

DFEA0A06-9A52-4DE2-BE79-AA0652668E00 --- 2021/03/29 13:55:39 -8:00 --- Remote Notary



Dated this 29th day of March, 2021.

Blackstone Capital, LLC, a Utah limited liability company


BY:  Signed on 2021/03/29 14:42:54 -8:00

Ross Stokes
Member

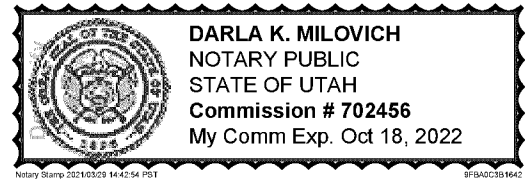
STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of March, 2021, personally appeared before me Ross Stokes, who acknowledged themselves to be the Member of Blackstone Capital, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained. This act was performed via remote online audio-visual communication.

 Signed on 2021/03/29 14:42:54 -8:00

Notary Public



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EXHIBIT A Legal Description

PARCEL 1:

The following described property being the proposed Plat of Beaufontaine PUD Phase 4:

A parcel of land located in the Northeast quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 1019.74 feet along the North line of the North quarter corner of said Section 4 and South 1,679.63 feet from the North quarter corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 82°30'01" West 203.24 feet to a point of curvature with a 125.00 foot radius curve to the right; thence continuing 47.52 feet along the arc of said curve through a central angle of 21°47'00"; thence North 60°43'01" West 206.76 feet; thence South 29°16'59" West 50.00 feet; thence South 28°42'42" West 189.86 feet; thence South 22°36'17" West 289.28 feet; thence South 72°55'22" West 114.13 feet to a point on the arc of a 125 foot radius non tangent curve to the left; thence continuing 65.26 feet along the arc of said curve through a central angle of 29°54'47" (chord bears South 28°21'57" East 64.52 feet); thence South 43°19'21" East 210.61 feet to a point of curvature with a 30 foot radius curve to the left; thence continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00"; thence South 43°19'21" East 50.00 feet; thence North 46°40'39" East 564.60 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 119.66 feet along the arc of said curve through a central angle of 39°10'41"; thence North 07°29'59" East 48.92 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00"; thence North 07°29'59" East 50.00 feet to the point of beginning.

PARCEL 2:

The following described property being the proposed Plat of Beaufontaine PUD Phase 5:

A parcel of land located in the Northeast quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 1252.06 feet along the North line of the North quarter corner of said Section 4 and South 1,636.84 feet from the North quarter corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence East 96.42 feet; thence South 00°00'59" East 36.73 feet; thence South 00°20'15" East 464.04 feet; thence West 173.02 feet; thence North 45°53'02" West 60.78 feet; thence West 81.26 feet; thence North 60°20'36" West 160.23 feet; thence North 43°19'21" West 74.10 feet; thence North 46°40'39" East 77.69 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 119.662 feet along the arc of said curve through a central angle of 39°10'41"; thence North 07°29'59" East 48.92 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.124 feet along the arc of said curve through a central angle of 90°00'00"; thence North 07°29'59" East 50.00 feet; thence South 82°30'01" East 50.51 feet to a point of curvature with a 175 foot radius curve to the right; thence continuing 121.812 feet along the arc of said curve through a central angle of 39°52'54"; thence North 50°39'26" East 56.07 feet to a point of curvature with a 90 foot radius curve to the left; thence continuing 79.598 feet along the arc of said curve through a central angle of 50°40'25" to the point of beginning.

PARCEL 3:

The following described property being the proposed Plat of Beaufontaine PUD Phase 6:

A parcel of land located in the Northeast quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:



Beginning at a point located North 89°48'22" East 1351.23 feet along the North line of the North quarter corner of said Section 4 and South 2137.93 feet from the North quarter corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 00°20'15" East 497.29 feet; thence North 89°27'34" West 675.61 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 46.85 feet along the arc of said curve through a central angle of 89°28'58"; thence North 00°01'24" East 106.01 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 45.45 feet along the arc of said curve through a central angle of 86°48'12"; thence North 03°10'25" West 50.00 feet; thence North 86°49'35" East 251.50 feet to a point on the arc of a 200.00 foot radius curve to the left; thence continuing 270.05 feet along the arc of said curve through a central angle of 77°21'47"; thence North 09°27'48" East 138.48 feet; thence South 45°53'02" East 60.78 feet; thence East 173.02 feet to the point of beginning.

PARCEL 4:

The following described property being the proposed Plat of Beaufontaine Phase 7:

A parcel of land located in the Northeast quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 1134.57 feet along the North line of the North quarter corner of said Section 4 and South 2094.89 feet from the North quarter corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 09°27'48" West 138.48 feet to a point of curvature with a 200 foot radius curve to the right; thence continuing 270.048 feet along the arc of said curve through a central angle of 77°21'47"; thence South 86°49'35" West 285.64 feet to a point of curvature with a 125 foot radius curve to the right; thence continuing 108.758 feet along the arc of said curve through a central angle of 49°51'04"; thence North 43°19'21" West 50.70 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.124 feet along the arc of said curve through a central angle of 90°00'00"; thence North 46°40'39" East 486.91 feet; thence South 43°19'21" East 74.10 feet; thence South 60°20'36" East 160.23 feet; thence East 81.26 feet to the point of beginning.

PARCEL 5:

The following described property being the proposed Plat of Beaufontaine Phase 8:

A parcel of land located in the Northeast quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 951.57 feet and South 1203.72 feet from the North quarter corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 89°57'27" East 396.78 feet; thence South 00°00'59" East 432.39 feet; thence North 90°00'00" West 96.42 feet; thence North 00°00'59" West 21.04 feet to a point of curvature with a 110.00 foot radius curve to the left; thence continuing 115.62 feet along the arc of said curve through a central angle of 60°13'31" (chord bears North 30°07'45" West 110.37 feet); thence North 60°14'30" West 149.20 feet to a point on the arc of a 291.59 foot radius curve to the right; thence continuing 231.90 feet along the arc of said curve through a central angle of 45°33'58" (chord bears North 29°43'24" West 225.83 feet) to a point of curvature with a 745.09 foot radius curve to the right; thence continuing 45.57 feet along the arc of said curve through a central angle of 03°30'15" (chord bears North 04°30'46" West 45.56 feet) to the point of beginning.

PARCEL 6:

Lots 44, 45, 51, 53, 54, 56, 58, 59, 61, 62, 63, and 65, BEAUFONTAINE PUD PHASE 3, according to the official plat thereof on file and of record in the Wasatch County Recorder's office, recorded March 2, 2016 as Entry No. 421607 in Book 1151 at Page 1862.



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