

Mail Recorded Deed & Tax Notice To:
Vantaggio Holbrook Industrial, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

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

Vantaggio Holbrook Industrial, 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

TAX ID NO.: 58-021-0428, 58-021-0429, 58-021-0716 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 8/10/2023

Ivory Land Corporation, a Utah corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 10 day of AUGUST, 2023, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ivory Land Corporation, a Utah corporation.

[Signature]
Notary Public

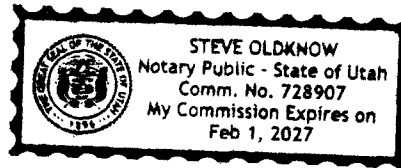


Exhibit A**DESCRIPTION #11**

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located S89°51'40"W along the Section line 18.28 feet and South 1,884.55 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence S00°03'15"W along said deed 545.41 feet to the Northerly line of that Real Property described in Deed Entry No. 20761:2018 of the Official Records of Utah County; thence along said deed the following three (3) courses: 1) N78°15'31"W 161.93 feet; 2) N08°45'55"W 49.22 feet; 3) S81°54'23"W 53.27 feet; thence N08°09'39"W 202.47 feet; thence N13°44'46"E 157.83 feet; thence N03°43'46"E 117.83 feet; thence East 202.87 feet to the point of beginning.

Contains: 2.646 acres+/-

DESCRIPTION #12

A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located N89°49'32"E along the Section line 14.70 feet and South 1,913.84 feet from the Northwest Corner of Section 2, T5S, R1W, SLB&M; thence East 458.47 feet to the Westerly line of that Real Property described in Deed Entry No. 20761:2018 of the Official Records of Utah County; thence along said deed the following five (5) courses: 1) S00°22'24"W 153.16 feet; 2) S02°00'42"W 417.69 feet; 3) N89°59'59"W 56.51 feet; 4) along the arc of a curve to the right having a radius of 1,537.00 feet a distance of 314.98 feet through a central angle of 11°44'30" Chord: N84°07'46"W 314.43 feet; 5) N78°15'31"W 75.60 feet to the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County; thence N00°03'15"E along said deed 523.04 feet to the point of beginning.

Contains: 5.783 acres+/-

IVORY DEVELOPMENT STRIP BETWEEN DESCRIPTION 11 & 12

A portion of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located in the NE1/4 of Section 3 and NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point, located S89°51'40"W along the Section line 18.28 feet and South 1,884.55 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence East 33.00 feet; thence S00°03'15"W 552.25 feet; thence N78°15'31"W 33.70 feet; thence N00°03'15"E 545.39 feet to the point of beginning.

Contains: 18,113 square feet or 0.42 acres+/-