

When Recorded Mail To:
Ivory Development LLC
978 East Woodoak Lance
Salt Lake City, UT 84117
BT-18926

Property #:514-5600

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to **Ivory Development LLC**, GRANTEE, of 978 W Woodoak Lane, Salt Lake City, Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of **Utah**, State of **Utah**, and more particularly described as follows:

See attached Exhibit A

(Tax parcel number: 17:018:0007)

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 26 day of **March, 2021**.

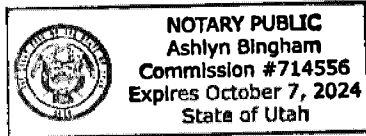
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: *Terry F. Rudd*
Authorized Agent *TFR*

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 26 day of **March, 2021**, personally appeared before me **Terry F. Rudd**, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Ashlyn Bingham
Notary Public for the
State of Utah

Exhibit "A"

Property Description

The land referred to is located in Utah County, State of Utah, and is described as follows:

Commencing at a point West 506.77 feet and North 18.45 feet from the Southeast corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence South 89°0'0" West 284.49 feet along the North line of 1200 North street, thence North 0°43'0" West 92.0 feet; thence South 89°0'0" West 125.0 feet; thence North 0°43'0" West 297.9 feet; thence North 89°35'0" East 373.19 feet; thence South 6°6'8" East 387.57 feet to the point of beginning.

(17:018:0007)