

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

SPECIAL WARRANTY DEED

IVORY LAND 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 Tooele County, State of Utah:

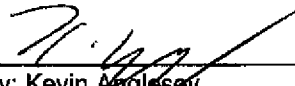
See attached Exhibit A

Parcel No. 05-036-0-0092 & 05-036-0-0081

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

Dated this 10 day of July, 2023.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah
County of Salt Lake

On the 10 day of July, 2023, 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.

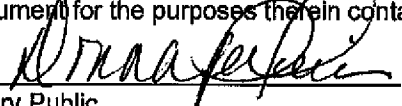

Notary Public



Exhibit A

BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STAIRSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N89°22'40"E 1914.87 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 139.99 FEET; THENCE N00°24'55"W 60.00 FEET; THENCE N00°37'20"W 530.00 FEET; THENCE N112°26'44"W 107.43 FEET; THENCE S69°43'49"W 86.79 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF N69°17'30"W AND A CHORD DISTANCE OF 75.50 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF S75°31'56"W AND A CHORD DISTANCE OF 14.36 FEET; THENCE S89°22'40"W 16.99 FEET; THENCE N00°37'20"W 110.00 FEET; THENCE S89°22'40"W 5.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAGEWOOD VILLAGE PHASE 1; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING 6 CALLS: 1.) N110°30'24"W 119.34 FEET 2.) ALONG A CURVE TO LEFT, HAVING A RADIUS OF 510.00 FEET, A DISTANCE OF 173.44 FEET, A CHORD DIRECTION OF N69°45'03"E AND A CHORD DISTANCE OF 172.60 FEET 3.) ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 15 FEET, A DISTANCE OF 23.51 FEET, A CHORD DIRECTION OF S75°05'51"E AND A CHORD DISTANCE OF 21.17 FEET 4.) S30°12'13"E 70.00 FEET 5.) N59°47'47"E 170.00 FEET 6.) S30°12'13"E 100.00 FEET; THENCE S27°14'29"E 87.50 FEET; THENCE S20°05'43"E 85.01 FEET; THENCE S13°08'25"E 83.11 FEET; THENCE S15°36'38"E 30.24 FEET; THENCE S01°44'43"E 92.25 FEET; THENCE S00°42'06"E 400.00 FEET; THENCE S00°37'20"E 85.00 FEET; THENCE S23°03'56"E 64.92 FEET; THENCE S00°37'20"E 139.99 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG SAID SOUTH LINE OF SECTION 20 S89°22'40"W 305.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 350,293 SQUARE FEET OR 8.04 ACRES IN AREA, 2 PARCELS AND 29 LOTS