

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. 05-036-0-0096 & 05-036-0-0098

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

Dated this 29 day of December, 2023.

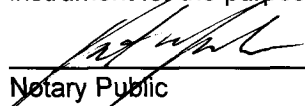
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 29th day of DECEMBER, 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

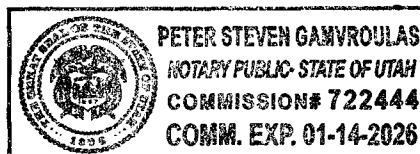


Exhibit A

PROPOSED SAGEWOOD VILLAGE PHASE 13 SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT A POINT THAT IS N89°22'40"E 1635.09 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 710.00 FEET; THENCE S89°22'40"W 280.00 FEET; THENCE N00°37'20"W 60.00 FEET; THENCE N05°23'09"W 60.21 FEET; THENCE N00°37'20"W 110.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF SAGEWOOD VILLAGE PHASE 1 RECORDED AS ENTRY #481075; THENCE ALONG SAID BOUNDARY N89°22'40"E 360.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE N89°22'40"E 16.99 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF N75°31'56"E AND A CHORD DISTANCE OF 14.36 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF S69°17'30"E AND A CHORD DISTANCE OF 75.50 FEET; THENCE N69°43'49"E 86.79 FEET; THENCE S12°26'44"E 107.43 FEET; THENCE S00°37'20"E 530.00 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139.99 FEET; THENCE S89°22'40"W 279.78 FEET TO THE POINT OF BEGINNING.