

When Recorded Mail to:
Ivory Homes, Ltd
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117



CTIA No.: 126469-TOF

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Homes, Ltd., a Utah limited partnership, Grantee for the sum of ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in
County, State of Utah:

Utah

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 41-954-0201, 41-954-0202, 41-954-0203, 41-954-0204, 41-954-0205, 41-954-0206, 41-954-0207, 41-954-0208, 41-954-0209, 41-954-0210, 41-954-0211, 41-954-0212, 41-954-0213, 41-954-0214, 41-954-0215, 41-954-0216, 41-954-0217, 41-954-0218, 41-954-0219, 41-954-0220, 41-954-0221, 41-954-0222, 41-954-0223, 41-954-0224, 41-954-0225 and 41-954-0226 (for reference purposes only)

SUBJECT TO: Easements, restrictions and rights of way appearing of record or enforceable in law and equity, and existing fence lines.

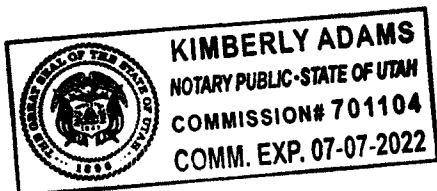
Witness, the hand of said Grantor, this 4 day of May, 2020.

Ivory Development, LLC,
a Utah limited liability company

By: Kevin P. Anglesey, its Secretary

State of Utah)
 :SS
County of Salt Lake)

On the 4 day of May, 2020, personally appeared before me, Kevin P. Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said limited liability company executed the same.



Notary Public

EXHIBIT A

Lots 201 through 214, inclusive, and 218 through 226, inclusive, HOLBROOK PLACE PHASE 2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

ALSO:

All of Lot 215 and a portion of Lot 216, HOLBROOK PLACE PHASE 2, according to the official plat thereof recorded December 5, 2019 as Entry No. 128503:2019 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point located North 00°07'50" East along the section line 277.22 feet and South 89°57'58" West 134.00 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 58.00 feet; thence North 00°07'50" East 80.00 feet; thence North 89°57'58" East 58.00 feet; thence South 00°07'50" West 80.00 feet to the point of beginning. (Lot 215)

ALSO:

A portion of Lot 216 and Lot 217, HOLBROOK PLACE PHASE 2, according to the official plat thereof recorded December 5, 2019 as Entry No. 128503:2019 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point located North 00°07'50" East along the section line 277.22 feet and South 89°57'58" West 94.00 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 40.00 feet; thence North 00°07'50" East 80.00 feet; thence North 89°57'58" East 40.00 feet; thence South 00°07'50" West 80.00 feet to the point of beginning. (Lot 216)

ALSO:

A portion of Lot 217, HOLBROOK PLACE PHASE 2, according to the official plat thereof recorded December 5, 2019 as Entry No. 128503:2019 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point located North 00°07'50" East along the section line 277.22 feet and South 89°57'58" West 50.00 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 44.00 feet; thence North 00°07'50" East 80.00 feet; thence North 89°57'58" East 34.03 feet; thence North 00°02'02" West 10.00 feet; thence South 89°52'10" East 10.00 feet; thence South 00°07'50" West 89.97 feet to the point of beginning. (Lot 217)