

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104025-JPF

WARRANTY DEED

HF Ranch LC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Ivory Land Corporation, a Utah corporation

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 EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-021-0280, 58-021-0281, 58-006-0281, 58-020-0254, 58-020-0332 and 58-005-0074 (for reference purposes only)

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

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2018.

HF Ranch LC, a Utah limited liability company

BY: Stephen Holbrook
Stephen Holbrook, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch LC, a Utah limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jamie Perry
Notary Public



EXHIBIT A**PARCEL 1:**

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 63306:2017 of the official records of Utah County, said point being located North 00°08'15" West along the section line 2,088.36 feet and West 1,518.34 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 323.43 feet; thence North 531.59 feet; thence North 89°57'58" East parallel the section line 145.60 feet to the Westerly line of said deed; thence South 18°29'37" East along said deed 560.62 feet to the point of beginning. (aka Park Remainder)

PARCEL 2:

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the intersection of the Easterly line of Holbrook Way and the Northerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 of the official records of Utah County located North 89°53'09" East along the section line 1,059.91 feet and North 16.50 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said street the following 5 (five) courses and distances: Northerly along the arc of a 522.00 foot radius non-tangent curve to the left (radius bears: South 83°53'54" West) 38.89 feet through a central angle of 04°16'07" (chord: North 08°14'09" West 38.88 feet) to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.36 feet through a central angle of 85°24'26" Chord: North 32°20'00" East 20.35 feet; thence North 14°57'47" West 56.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 14°57'47" West) a distance of 22.36 feet through a central angle of 85°24'26" Chord: North 62°15'34" West 20.35 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 552.00 feet a distance of 72.04 feet through a central angle of 07°28'39" Chord: North 24°01'05" West 71.99 feet; thence North 62°14'36" East 143.99 feet; thence South 13°05'50" East 50.12 feet; thence North 64°55'37" East 136.53 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 162.00 feet (radius bears: South 63°46'04" West) a distance of 11.63 feet through a central angle of 04°06'52" Chord: North 28°17'22" West 11.63 feet; thence North 59°39'12" East 188.58 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said deed the following 3 (three) courses and distances: South 45°57'46" East 49.09 feet; thence South 00°04'08" East 329.17 feet; thence South 89°55'18" East 52.72 feet; thence South 00°09'05" East 2.35 feet to the Northerly line of said Warranty Deed recorded December 7, 1915 as Entry No. 6601 of the official records of Utah County; thence South 89°53'09" West along said deed 451.62 feet to the point of beginning. (aka Phase 10 North)

PARCEL 3:

A portion of the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the intersection of the Easterly line of Holbrook Way and the Southerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 of the official records of Utah County located North 89°53'09" East along the section line 1,062.31 feet and South 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East along said deed 449.23 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence South

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00°09'05" East along said deed 421.32 feet to the Northerly corner of Lot 104, Holbrook Farms Plat "A", Phase 1, according to the official plat recorded February 21, 2017 as Entry No. 17547:2017 in the office of the Utah County Recorder; thence along said plat the following 5 (five) courses and distances: South 14°48'02" West 208.01 feet; thence South 00°04'08" East 97.35 feet; thence South 89°55'52" West 120.00 feet; thence North 00°04'08" West 6.25 feet; thence South 89°52'25" West 415.45 feet to the Easterly line of Holbrook Way; thence along said street the following 5 (five) courses and distances: North 35.38 feet; thence along the arc of a curve to the right with a radius of 378.00 feet a distance of 226.07 feet through a central angle of 34°16'01" Chord: North 17°08'01" East 222.72 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 422.00 feet a distance of 252.89 feet through a central angle of 34°20'09" Chord: North 17°05'57" East 249.13 feet; thence North 00°04'08" West 205.49 feet; thence along the arc of a curve to the left with a radius of 522.00 feet a distance of 21.87 feet through a central angle of 02°24'01" Chord: North 01°16'09" West 21.87 feet to the point of beginning. (aka Phase 10 South)

PARCEL 4:

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northeasterly line of Holbrook Way according to the official Dedication Plat entitled Holbrook Way, 3600 West, Waterbury Drive and 2450 North, recorded February 21, 2017 as Entry No. 2017:17384 in the office of the Utah County Recorder, located North 89°53'09" East along the section line 1,003.42 feet and North 201.61 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said street the following 11 (eleven) courses and distances: Northwesterly along the arc of a 552.00 foot radius non-tangent curve to the left (radius bears: South 62°14'36" West) 166.40 feet through a central angle of 17°16'18" (chord: North 36°23'33" West 165.77 feet); thence North 45°45'07" West 43.95 feet; thence along the arc of a curve to the left with a radius of 522.00 feet a distance of 392.06 feet through a central angle of 43°02'01" Chord: North 67°16'08" West 382.91 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.30 feet through a central angle of 88°58'50" Chord: North 44°17'43" West 21.02 feet; thence North 89°48'18" West 56.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 89°48'18" West) a distance of 23.55 feet through a central angle of 89°56'09" Chord: South 45°09'47" West 21.20 feet; thence North 89°52'10" West 214.52 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 44°52'10" West 21.21 feet; thence North 89°52'10" West 56.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 89°52'10" West) a distance of 23.56 feet through a central angle of 90°00'00" Chord: South 45°07'50" West 21.21 feet; thence North 89°52'10" West 77.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 44°52'10" West 21.21 feet to a point 41.00 feet perpendicularly distant East of the section line; thence North 00°07'50" East parallel with and 41.00 feet East of the section line 1,538.10 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said deed the following 8 (eight) courses and distances: North 88°00'27" East 526.08 feet; thence South 16°18'35" East 484.38 feet; thence South 30°45'52" East 153.78 feet; thence South 01°56'29" East 196.16 feet; thence South 13°28'44" East 397.08 feet; thence South 45°45'07" East 467.35 feet; thence South 88°47'16" East 121.58 feet; thence South 01°00'28" West 114.51 feet; thence South 45°57'46" East 116.01 feet; thence South 59°39'12" West 188.58 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 162.00 feet (radius bears: South 59°39'12" West) a distance of 11.63 feet through a central angle of 04°06'52" Chord: South 28°17'22" East 11.63 feet; thence South 64°55'37" West 136.53 feet; thence North 13°05'50" West 50.12 feet; thence South 62°14'36" West 143.99 feet to the point of beginning. (aka remainder of Plat A Phase 10)

PARCEL 5:

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A portion of the Northeast quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 36174:2018 of the official records of Utah County, located North 00°08'15" West along the section line 783.04 feet and East 3,058.89 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northwesterly along said deed and along the arc of a 424.00 foot radius non-tangent curve to the left (radius bears: South 71°47'34" West) 91.36 feet through a central angle of 12°20'44" (chord: North 24°22'48" West 91.18 feet); thence North 76°51'01" East 58.88 feet; thence North 31°11'33" East 211.66 feet; thence North 44°02'26" East 132.43 feet; thence North 61°46'04" East 178.69 feet; thence South 38°30'45" East 517.19 feet; thence South 71°03'51" West 532.56 feet; thence North 20°00'58" West 172.28 feet; thence South 73°14'26" West 144.28 feet to the point of beginning. (aka portion of Park Parcel)

PARCEL 6:

A portion of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 39057:2018 of the official records of Utah County, located South 89°57'58" West along the section line 1,321.63 feet and North 00°09'03" East 40.00 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 162.29 feet to the Easterly line of an Easement described in Deed Book 370 at Page 581 of the official records of Utah County; thence North 18°33'02" West along said easement 1,242.46 feet to the Southwest corner of that real property described in Deed Entry No. 63307:2017 of the official records of Utah County; thence North 89°53'49" East along said deed 226.11 feet; thence North along said deed 110.04 feet to the 1/16th (40 acre) line; thence North 89°53'50" East along the 1/16th (40 acre) line 334.85 feet; thence South 00°09'03" West along the 1/16th (40 acre) line 1,288.87 feet to the point of beginning. (aka portion East of power corridor)

PARCEL 7:

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the Southwest corner of the real property described in Deed Entry No. 16515:2018 of the official records of Utah County, located North 00°08'15" West along the section line 728.04 feet and West 2,020.96 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'06" West 535.91 feet; thence North 00°08'54" West 630.98 feet; thence along the arc of a curve to the right with a radius of 306.00 feet a distance of 231.47 feet through a central angle of 43°20'29" Chord: North 21°31'21" East 225.99 feet; thence North 43°11'35" East 6.06 feet to the Southerly line of Drexler Drive; thence along said street the following 7 (seven) courses and distances: South 46°48'25" East 56.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 46°48'25" East) a distance of 22.32 feet through a central angle of 85°14'51" Chord: North 85°49'00" East 20.32 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 504.00 feet a distance of 255.38 feet through a central angle of 29°01'55" Chord: South 66°04'32" East 252.66 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.10 feet through a central angle of 80°35'58" Chord: South 40°17'30" East 19.40 feet; thence South 82°53'55" East 56.43 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 89°59'32" East) a distance of 23.71 feet through a central angle of 90°32'27" Chord: North 45°16'53" East 21.32 feet; thence North 89°51'07" East 74.86 feet to the Northwest corner of said real

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property described in Deed Entry No. 16515:2018 of the official records of Utah County; thence South 00°00'28" West along said deed 698.35 feet to the point of beginning. (aka West of Phase B2)