

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 Utah County, State of Utah:

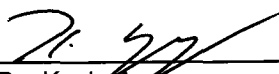
See attached Exhibit A

Parcel No. 19-042-0049-0051

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

Dated this 24 day of October, 2023.


Ivory Land Corporation

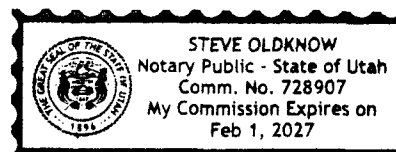

By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 24 day of October, 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



**LEGAL DESCRIPTION
PREPARED FOR
BROADVIEW SHORES PH 6
PROVO CITY, UTAH**

December 5, 2022

22-0029

(JPW, RM)

BROADVIEW SHORES PH 6 BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the northeast corner of Lot 525 of BROADVIEW SHORES P.U.D PHASE 5A, according to the Official Plat thereof recorded March 11, 2022 as Entry No. 31315:2022 in the Utah County Recorder's Office, said point being N0°36'48"W 254.56 feet along the Section line and West 1415.58 feet from the East 1/4 Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence N89°54'30"W 316.50 feet along the northerly boundary line of said BROADVIEW SHORES P.U.D PHASE 5A; thence continuing along said plat and along the northerly boundary of BROADVIEW SHORES P.U.D PHASE 5B according to the official plat thereof recorded March 11, 2022 as Entry No. 31316:2022 in the Utah County Recorder's Office the following five (5) courses: (1) N00°05'30"E 10.00 feet; thence (2) N89°54'30"W 277.21 feet; thence (3) S89°15'01"W 60.00 feet; thence (4) S00°44'59"E 9.12 feet; thence (5) N89°54'30"W 212.33 feet to the northwest corner of Lot 511 of said BROADVIEW SHORES P.U.D. PHASE 5B and to the northerly boundary line of said BROADVIEW SHORES P.U.D. PHASE 5A; thence along said BROADVIEW SHORES P.U.D. PHASE 5A the following two (2) courses: (1) N00°44'59"W 16.30 feet; thence (2) S89°15'01"W 60.00 feet to the northwest corner of Lot 501 of said BROADVIEW SHORES P.U.D. PHASE 5B; thence along the northerly line of said plat West 97.57 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 775.00 feet (radius bears: N89°39'30"W) a distance of 191.81 feet through a central angle of 14°10'51" Chord: N06°44'55"W 191.33 feet; thence East 117.57 feet; thence N00°44'59"W 27.41 feet; thence the arc of a curve to the left having a radius of 470.00 feet a distance of 6.82 feet through a central angle of 00°49'55" Chord: N01°09'57"W 6.82 feet; thence N89°15'01"E 60.00 feet; thence N89°53'00"E 216.09 feet; thence N01°05'01"E 9.73 feet; thence S88°54'59"E 60.00 feet to the southerly boundary line of that Corporate Warranty Deed recorded April 19, 2017 as Entry No. 37839:2017 in the Utah County Recorder's Office; thence along said Deed S89°54'30"E 569.85 feet; thence S01°07'23"E 98.02 feet; thence S89°54'30"E 21.31 feet; thence S00°05'30"W 152.00 feet to the point of beginning.

Contains: 5.57 acres+/-
Contains 18 Lots