

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
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

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. 58:006:0306

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

Dated this 27 day of June, 2022.

Ivory Land Corporation

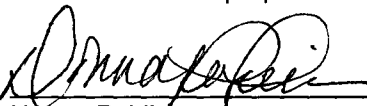


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of June, 2022, 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

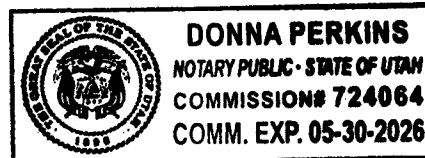


EXHIBIT A
PROPERTY DESCRIPTION

Proposed HOLBROOK FARMS PLAT A PHASE 13, being more particularly described as follows:

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

Beginning at a Southeast Corner of HOLBROOK FARMS PLAT A PHASE 12, recorded as Entry Number 149782:2021 in the Office of the Utah County Recorder, said point being N00°07'50"E 1,332.12 feet along the Section line and S89°52'10"E 513.68 feet from the Southwest Corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) N16°18'35"W 166.00 feet; thence (2) S73°41'25"W 39.16 feet; thence (3) along the arc of a curve to the right with a radius of 648.00 feet a distance of 35.66 feet through a central angle of 03°09'12" Chord: S75°16'01"W 35.66 feet; thence (4) N07°55'41"W 424.28 feet; thence (5) Easterly along the arc of a non-tangent curve to the right having a radius of 172.00 feet (radius bears: S07°38'04"W) a distance of 1.95 feet through a central angle of 00°38'57" Chord: S82°02'27"E 1.95 feet; thence (6) N08°17'01"E 193.07 feet to a point on the southerly boundary line described in Deed as Entry No. 74073:1996 in Book 4066 at Page 13 in the Office of the Utah County Recorder; thence along said deed the following four (4) courses: (1) N88°00'27"E 202.35 feet; thence (2) S16°18'35"E 484.38 feet; thence (3) S30°45'52"E 153.78 feet; thence (4) S01°56'29"E 88.79 feet; thence S76°30'47"W 146.55 feet; thence S13°28'44"E 2.11 feet; thence S76°31'16"W 56.00 feet; thence S73°40'29"W 79.18 feet to the point of beginning.

Tax Id No.: 58-006-0306