

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. 58:005:0111

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

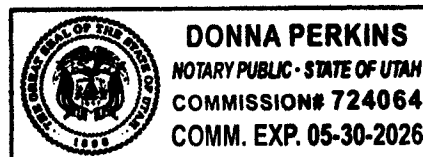


EXHIBIT A
PROPERTY DESCRIPTION

Proposed HOLBROOK PLACE PHASE 9 SUBDIVISION, being more particularly described as follows:

A part of the SE 1/4 of Section 35, 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 the Northeast Corner of HOLBROOK PLACE PHASE 7, according to the Official Plat thereof recorded June 21, 2021 as Entry No. 115441:2021 in the office of the Utah County Recorder, said point being located S0°07'50"W 1509.02 feet along the 1/4 Section from the Witness Corner to the East 1/4 Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following five (5) courses: thence (1) N89°52'10"W 406.54 feet; thence (2) N69°48'08"W 142.25 feet; thence (3) S20°11'52"W 4.19 feet; thence (4) N69°48'08"W 56.00 feet; thence (5) Northwesterly along the arc of a non-tangent curve to the right having a radius of 380.00 feet a distance of 92.30 feet through a central angle of 13°55'01" Chord: N51°58'02"W 92.07 feet to the Northeast corner of Lot 811 of HOLBROOK PLACE PHASE 8, according to the Official Plat thereof recorded January 7, 2022 in the office of the Utah County Recorder as Entry No. 3008:2022, Map 18116; thence along said plat the following six (6) courses: thence (1) continue Northwesterly along the arc of a non-tangent curve to the left having a radius of 380.00 feet a distance of 15.39 feet through a central angle of 2°19'12" Chord: N43°50'56"W 15.39 feet; thence (2) Northwesterly along the arc of a non-tangent curve to the left having a radius of 826.00 feet (radius bears: S47°17'25"W) a distance of 544.49 feet through a central angle of 37°46'07" Chord: N61°34'23"W 534.68 feet; thence (3) N83°34'11"W 56.00 feet; thence (4) Southerly along the arc of a non-tangent curve to the right having a radius of 472.00 feet (radius bears: N83°34'11"W) a distance of 30.53 feet through a central angle of 03°42'20" Chord: S08°16'59"W 30.52 feet; thence (5) N89°50'57"W 112.74 feet; thence (6) N00°06'25"W 25.00 feet to the property described in Special Warranty Deed as Entry No. 104422:2020 on file and record in the office of the Utah County Recorder; thence along said deed N0°09'03"E 295.00 feet; thence S89°50'57"E 120.00 feet; thence N00°09'03"E 38.74 feet; thence S89°50'57"E 176.00 feet; thence N00°09'03"E 33.38 feet; thence S56°03'59"E 477.36 feet; thence S48°03'19"E 191.00 feet; thence N20°11'52"E 0.93 feet; thence S69°48'08"E 56.00 feet; thence S75°48'32"E 92.80 feet; thence N62°40'31"E 217.20 feet; thence S46°05'51"E 138.93 feet; thence S89°52'10"E 50.00 feet to the 1/4 section line; thence along the section line S00°07'50"W 323.40 feet to the point of beginning.

Tax Id No.: 58-005-0111