

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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. 58-021-0502, 58-021-0505, 58-021-0506, 58-021-0714 and 58-021-0431

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

Dated this *28* day of *November*, 2023.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the *28* day of *November*, 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

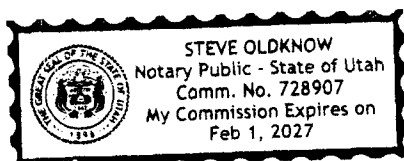


EXHIBIT A

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Springville City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located N00°08'15"W 2,079.17 feet and S89°51'45"W 78.01 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence S89°57'57"W 109.99 feet; thence S00°08'15"E 22.43 feet; thence S89°57'58"W 649.47 feet; thence N00°08'15"W 0.41 feet; thence S89°51'45"W 32.54 feet; thence N00°08'15"W 105.07 feet; thence N89°57'58"E 8.72 feet; thence North 166.00 feet; thence S89°57'58"W 6.88 feet; thence North 166.00 feet; thence S89°57'58"W 50.66 feet; thence N00°02'02"W 100.00 feet; thence N89°57'58"E 668.15 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 172.00 feet (radius bears: S00°01'58"E) a distance of 269.87 feet through a central angle of 89°53'47" Chord: S45°05'08"E 243.02 feet; thence S00°08'15"E 343.31 feet to the point of beginning.

Contains: 9.63 acres+/-