

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. 12-004-0067

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

Dated this 29 day of December, 2023.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 29th day of December, 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

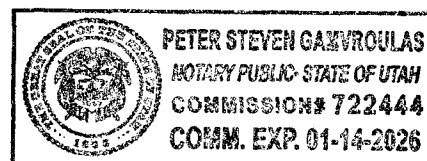


Exhibit A

Proposed RIDGEVIEW PLAT K, a Planned Unit Development, being more particularly described as follows:

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

Beginning at a point along the northerly boundary line of RIDGEVIEW PLAT B-1, according to the official plat thereof recorded August 17, 2021 as Entry No. 143967:2021 in the Utah County Recorder's Office, said point being N0°06'11"W 1808.65 feet along the Section line and S89°53'49"W 1980.13 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said northerly boundary line of said Plat S57°32'43"W 30.12 feet; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 28.67 feet through a central angle of 86°27'36" Chord: N78°07'42"W 26.03 feet; thence S64°14'34"W 56.25 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet to a northerly boundary line of RIDGEVIEW PLAT A, according to the official plat thereof recorded August 17, 2021 as Entry No. 143966:2021 in the Utah County Recorder's Office; thence along said plat S59°56'15"W 125.36 feet to the easterly boundary line of that Quit Claim Deed recorded November 3, 2014 as Entry No. 78915:2014 in the Utah County Recorder's Office; thence along said Deed the following six (6) courses: (1) N27°53'34"W 54.41 feet; thence (2) N12°11'36"W 55.38 feet; thence (3) N24°15'03"W 92.14 feet; thence (4) N07°54'49"W 86.61 feet; thence (5) N06°00'20"E 101.15 feet; thence (6) N12°43'00"E 242.25 feet; thence S77°16'52"E 121.35 feet; thence N12°43'08"E 11.75 feet; thence S77°16'52"E 56.00 feet; thence S89°59'59"E 286.87 feet; thence N00°00'01"E 22.88 feet; thence S89°59'59"E 166.00 feet; thence S00°00'01"W 100.13 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 1,100.00 feet (radius bears: S00°52'18"E) a distance of 16.74 feet through a central angle of 00°52'18" Chord: N89°33'51"E 16.74 feet; thence East 32.61 feet; thence South 166.00 feet; thence West 81.42 feet; thence S85°39'47"W 49.07 feet; thence S82°39'31"W 49.05 feet; thence S79°26'25"W 49.04 feet; thence S76°13'29"W 48.96 feet; thence S73°00'34"W 49.04 feet; thence S69°47'31"W 49.04 feet; thence S66°34'46"W 48.88 feet; thence S70°40'21"W 89.76 feet; thence S20°07'23"E 103.72 feet to the point of beginning.

Less and excepting therefrom Parcel 3C, RIDGEVIEW PUD SUBDIVISION PLAT B-1, according to the official plat thereof as recorded in the office of the Utah County Recorder.