

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

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## 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. 58-005-0119**

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



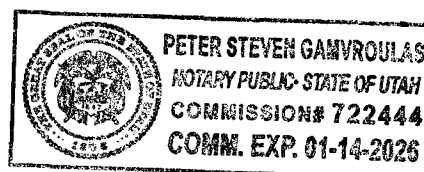
By: Kevin Anglesey

Its: Secretary

State of Utah

County of Salt Lake

On the 29<sup>th</sup> 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.

  
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Notary Public

**Exhibit A**

Proposed HOLBROOK PLACE PHASE 10, being more particularly described as follows:

A part of the Southeast quarter 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 North common corner between Lots 919 and 920 of the HOLBROOK PLACE PHASE 9, according to the Official Plat thereof recorded as Entry No. 79999:2022, Map 18406, said point also being located North 00°07'50" East 1,358.44 feet along the Section line and North 89°52'10" West 150.32 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said plat the following six (6) courses: (1) South 62°40'31" West 217.20 feet; thence (2) North 75°48'32" West 92.80 feet; thence (3) North 69°48'08" West 56.00 feet; thence (4) South 20°11'52" West 0.93 feet; thence (5) North 48°03'19" West 91.00 feet; thence (6) North 56°03'59" West 249.70 feet; thence North 41°50'03" East 147.54 feet; thence North 48°09'57" West 15.07 feet; thence North 41°50'03" East 177.98 feet; thence South 46°05'51" East 665.03 feet to the point of beginning.