

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. 58:006:0303 and 58:006:0304

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

Dated this *13* day of *May*, 2021.

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the *13* day of *MAY*, 2021, 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

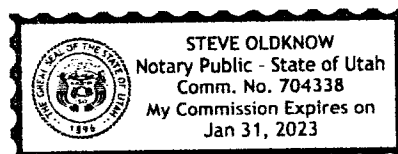


EXHIBIT A

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North $00^{\circ}07'50''$ East along the Section line 1281.08 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North $00^{\circ}07'50''$ East along the Section line 788.98 feet; thence South $89^{\circ}52'18''$ East 41.00 feet; thence North $88^{\circ}00'27''$ East 323.73 feet; thence South $08^{\circ}17'01''$ West 193.07 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 172.00 feet (radius bears: South $08^{\circ}17'01''$ West) a distance of 1.95 feet through a central angle of $00^{\circ}38'57''$ Chord: North $82^{\circ}02'27''$ West 1.95 feet; thence South $07^{\circ}55'41''$ East 424.28 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 648.00 feet (radius bears: North $13^{\circ}19'23''$ West a distance of 35.66 feet through a central angle of $03^{\circ}09'12''$ Chord: North $75^{\circ}16'01''$ East 35.66 feet; thence North $73^{\circ}41'25''$ East 39.16 feet; thence South $16^{\circ}18'35''$ East 166.00 feet; thence South $73^{\circ}41'25''$ West 16.65 feet to the Northeast corner of Lot 1124, PLAT A, PHASE 11, HOLBROOK FARMS, according to the official plat recorded April 1, 2020 as Entry No. 42215:2020 of the Official Records of Utah County; thence along said plat the following four (4) courses: (1) South $75^{\circ}34'14''$ West 92.95 feet; (2) South $81^{\circ}50'29''$ West 90.59 feet; (3) South $88^{\circ}05'02''$ West 277.27 feet; and (4) North $89^{\circ}52'10''$ West 41.00 feet to the point of beginning. (Proposed Holbrook Farms Plat A Phase 12)