

Mail Recorded Deed and Tax Notice To:
Lehi City, a Utah municipal corporation

153 North 100 East
Lehi, Utah 84043



File No.: 93416-PF

WARRANTY DEED

Ivory Development, LLC

GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants to
Lehi City, a Utah municipal corporation

GRANTEE(S) of Lehi, 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 EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-005-0063 (for reference purposes only)

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

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 13th day of June, 2017.

Ivory Development, LLC

BY: Darin Haskell

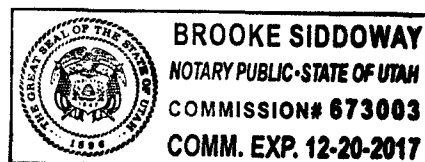
Its: Secretary

STATE OF UTAH

COUNTY OF Salt Lake

On the 13th day of June, 2017, personally appeared before me Darin Haskell, who acknowledged himself to be the Secretary of Ivory Development, LLC, a limited liability company, and that he, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Brooke Siddoway
Notary Public



File No. 93416-PF

EXHIBIT A

A portion of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning on the South line of that real property described in Deed Entry No. 93513:2014 of the official records of Utah County, located South 89°57'58" West along the section line 1,660.96 feet and North 16.50 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 52.70 feet; thence North 18°27'02" West 1,382.15 feet to the North line of said deed; thence North 89°53'50" East along said deed 235.11 feet; thence South 18°33'00" East 52.71 feet; thence South 89°53'50" West 182.53 feet; thence South 18°27'02" East 1,329.54 feet to the point of beginning. (aka Power Line Across North Parcel)



ENT 107322:2017 PG 1 of 3
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Oct 30 9:28 am FEE 0.00 BY VP
 RECORDED FOR UTAH COUNTY ENGINEER

Mail Recorded Deed and Tax Notice To:
 Lehi City
 153 North 100 East
 Lehi, Utah 84043

QUIT CLAIM DEED County Agreement 2017-683

UTAH COUNTY, a body corporate and politic of the State of Utah

GRANTOR(S) of Provo, State of Utah, hereby Quit-claims to

LEHI CITY, a body corporate and politic of the State of Utah

GRANTEE(S) of Lehi, 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:

Beginning at a point being 1 rod South of the Northeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence East to the West line of that real property described in Warranty Deed recorded September 10, 1996 as Entry No. 74073; thence North along said line 2 rods; thence West to a point 1 rod north of the Northwest corner of said Section 2; thence South along said Section line 2 rods; thence East to the point of beginning.

ALSO:

Beginning at a point being 1 rod West of the Northeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence East 2 rods; thence South to a point 1 rod east of the Southeast corner of said Section 2; thence West 2 rods; thence North to the point of beginning.

Less and excepting that portion lying within the bounds of State Road 85 (2100 North).

ALSO:

Beginning at a point being 1 rod West of the East quarter corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North to a point on the North line of said Section 3; thence East 2 rods; thence South to a point 2 rods East of the point of beginning; thence West 2 rods to the point of beginning.

Less and excepting those portions conveyed to Utah Department of Transportation.

ALSO:

Beginning at a point being 1 rod West of the South quarter corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North to a point of the North line of said Section 35; thence East 2 rods; thence South to a point 2 rods East of the point of beginning; thence West 2 rods to the point of beginning.

Less and excepting that portion conveyed to the United States of America.

Said land was originally conveyed to Utah County by Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244.

Dated this 19th day of October, 2017.

[signatures and acknowledgments on the following pages]

Utah County, a body corporate and politic of the State of Utah.

Bryan E. Thompson
By: Bryan E. Thompson
Its: Utah County Clerk/Auditor

STATE OF UTAH

COUNTY OF UTAH

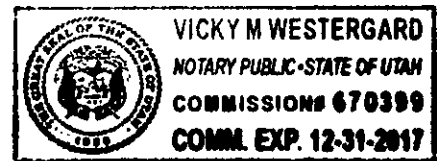
On the 19th day of October, 2017, personally appeared before me, Bryan E. Thompson and that he is the Clerk/Auditor Of Utah County and that the foregoing instrument was signed in behalf of Utah County, and that said corporation executed the same.

Vicky M. Westergard
Notary Public
Residing at: Provo, Utah

My Commission expires: 12/31/2017

APPROVED AS TO FORM
JEFFREY R. BUHMAN
Utah County Attorney

By: [Signature]
Deputy County Attorney



NO.	DATE	DESCRIPTION
1	11/11/17	PREPARED FOR: IVORY DEVELOPMENT, LLC
2	11/11/17	PROPERTY OF: HF RANCH, LLC
3	11/11/17	LOCATION: SECTIONS 35 & 36, T4S, R1W
4	11/11/17	LEHI, UTAH
5	11/11/17	SECTIONS 1-3, T3S, R1W
6	11/11/17	CLIENT'S REPORT UPDATES
7	11/11/17	CLIENT'S REPORT UPDATES
8	11/11/17	CLIENT'S REPORT UPDATES
9	11/11/17	CLIENT'S REPORT UPDATES
10	11/11/17	CLIENT'S REPORT UPDATES
11	11/11/17	CLIENT'S REPORT UPDATES
12	11/11/17	CLIENT'S REPORT UPDATES
13	11/11/17	CLIENT'S REPORT UPDATES
14	11/11/17	CLIENT'S REPORT UPDATES
15	11/11/17	CLIENT'S REPORT UPDATES
16	11/11/17	CLIENT'S REPORT UPDATES
17	11/11/17	CLIENT'S REPORT UPDATES
18	11/11/17	CLIENT'S REPORT UPDATES
19	11/11/17	CLIENT'S REPORT UPDATES
20	11/11/17	CLIENT'S REPORT UPDATES
21	11/11/17	CLIENT'S REPORT UPDATES
22	11/11/17	CLIENT'S REPORT UPDATES
23	11/11/17	CLIENT'S REPORT UPDATES
24	11/11/17	CLIENT'S REPORT UPDATES
25	11/11/17	CLIENT'S REPORT UPDATES
26	11/11/17	CLIENT'S REPORT UPDATES
27	11/11/17	CLIENT'S REPORT UPDATES
28	11/11/17	CLIENT'S REPORT UPDATES
29	11/11/17	CLIENT'S REPORT UPDATES
30	11/11/17	CLIENT'S REPORT UPDATES
31	11/11/17	CLIENT'S REPORT UPDATES
32	11/11/17	CLIENT'S REPORT UPDATES
33	11/11/17	CLIENT'S REPORT UPDATES
34	11/11/17	CLIENT'S REPORT UPDATES
35	11/11/17	CLIENT'S REPORT UPDATES
36	11/11/17	CLIENT'S REPORT UPDATES
37	11/11/17	CLIENT'S REPORT UPDATES
38	11/11/17	CLIENT'S REPORT UPDATES
39	11/11/17	CLIENT'S REPORT UPDATES
40	11/11/17	CLIENT'S REPORT UPDATES
41	11/11/17	CLIENT'S REPORT UPDATES
42	11/11/17	CLIENT'S REPORT UPDATES
43	11/11/17	CLIENT'S REPORT UPDATES
44	11/11/17	CLIENT'S REPORT UPDATES
45	11/11/17	CLIENT'S REPORT UPDATES
46	11/11/17	CLIENT'S REPORT UPDATES
47	11/11/17	CLIENT'S REPORT UPDATES
48	11/11/17	CLIENT'S REPORT UPDATES
49	11/11/17	CLIENT'S REPORT UPDATES
50	11/11/17	CLIENT'S REPORT UPDATES
51	11/11/17	CLIENT'S REPORT UPDATES
52	11/11/17	CLIENT'S REPORT UPDATES
53	11/11/17	CLIENT'S REPORT UPDATES
54	11/11/17	CLIENT'S REPORT UPDATES
55	11/11/17	CLIENT'S REPORT UPDATES
56	11/11/17	CLIENT'S REPORT UPDATES
57	11/11/17	CLIENT'S REPORT UPDATES
58	11/11/17	CLIENT'S REPORT UPDATES
59	11/11/17	CLIENT'S REPORT UPDATES
60	11/11/17	CLIENT'S REPORT UPDATES
61	11/11/17	CLIENT'S REPORT UPDATES
62	11/11/17	CLIENT'S REPORT UPDATES
63	11/11/17	CLIENT'S REPORT UPDATES
64	11/11/17	CLIENT'S REPORT UPDATES
65	11/11/17	CLIENT'S REPORT UPDATES
66	11/11/17	CLIENT'S REPORT UPDATES
67	11/11/17	CLIENT'S REPORT UPDATES
68	11/11/17	CLIENT'S REPORT UPDATES
69	11/11/17	CLIENT'S REPORT UPDATES
70	11/11/17	CLIENT'S REPORT UPDATES
71	11/11/17	CLIENT'S REPORT UPDATES
72	11/11/17	CLIENT'S REPORT UPDATES
73	11/11/17	CLIENT'S REPORT UPDATES
74	11/11/17	CLIENT'S REPORT UPDATES
75	11/11/17	CLIENT'S REPORT UPDATES
76	11/11/17	CLIENT'S REPORT UPDATES
77	11/11/17	CLIENT'S REPORT UPDATES
78	11/11/17	CLIENT'S REPORT UPDATES
79	11/11/17	CLIENT'S REPORT UPDATES
80	11/11/17	CLIENT'S REPORT UPDATES
81	11/11/17	CLIENT'S REPORT UPDATES
82	11/11/17	CLIENT'S REPORT UPDATES
83	11/11/17	CLIENT'S REPORT UPDATES
84	11/11/17	CLIENT'S REPORT UPDATES
85	11/11/17	CLIENT'S REPORT UPDATES
86	11/11/17	CLIENT'S REPORT UPDATES
87	11/11/17	CLIENT'S REPORT UPDATES
88	11/11/17	CLIENT'S REPORT UPDATES
89	11/11/17	CLIENT'S REPORT UPDATES
90	11/11/17	CLIENT'S REPORT UPDATES
91	11/11/17	CLIENT'S REPORT UPDATES
92	11/11/17	CLIENT'S REPORT UPDATES
93	11/11/17	CLIENT'S REPORT UPDATES
94	11/11/17	CLIENT'S REPORT UPDATES
95	11/11/17	CLIENT'S REPORT UPDATES
96	11/11/17	CLIENT'S REPORT UPDATES
97	11/11/17	CLIENT'S REPORT UPDATES
98	11/11/17	CLIENT'S REPORT UPDATES
99	11/11/17	CLIENT'S REPORT UPDATES
100	11/11/17	CLIENT'S REPORT UPDATES

ALTA/ACSM LAND TITLE SURVEY
 LOCATION: SECTIONS 35 & 36, T4S, R1W
 SECTIONS 1-3, T3S, R1W
 LEHI, UTAH
 PROPERTY OF: HF RANCH, LLC
 PREPARED FOR: IVORY DEVELOPMENT, LLC

FOCUS
 ENGINEERING AND SURVEYING, LLC
 303 WEST 3400 SOUTH
 SANDY, UT 84070
 (801) 582-1100 FAX (801) 582-0075
 www.focus-survey.com

