

WHEN RECORDED, MAIL TO:

Dansie Land, LLC
Attn: Richard P. Dansie
7070 West 13090 South Herriman Highway
Herriman, UT 84096

12968467
4/16/2019 8:35:00 AM \$17.00
Book - 10770 Pg - 1944-1947
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

Tax Parcel Nos.:

919734-A

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DANSIE LAND, LLC**, a Utah limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **IVORY LAND CORP**, a Utah limited liability company, as Grantee, the real property located in Salt Lake County, State of Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) certificated water rights, shares of stock in water companies, water sources, and water facilities (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

Exhibit A

(Legal Description)

TAKEDOWN 1

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N00°18'05"W along the Section line 1,177.17 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line from the South 1/4 Corner to the South West Corner of Section 34); thence N00°18'05"W along the Section line 146.80 feet to the Northwest Corner of the SW1/4 of the SW1/4 of Section 34; thence N89°55'34"W along the 1/16th (40 acre) line 614.97 feet; thence N00°04'14"W 437.81 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S19°57'52"W) a distance of 67.33 feet through a central angle of 16°46'20" Chord: S61°38'58"E 67.09 feet; thence N36°44'12"E 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.24 feet (radius bears: S36°44'29"W) a distance of 217.40 feet through a central angle of 37°43'08" Chord: S34°23'57"E 213.50 feet; thence S34°26'56"E 44.38 feet; thence S72°22'04"E 40.88 feet; thence S89°01'48"E 120.62 feet; thence East 233.67 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 330.00 feet (radius bears: S06°18'40"W) a distance of 125.68 feet through a central angle of 21°49'17" Chord: S72°46'41"E 124.92 feet; thence S59°44'46"E 124.73 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 270.00 feet (radius bears: N30°22'09"E) a distance of 164.13 feet through a central angle of 34°49'49" Chord: S77°02'45"E 161.62 feet; thence N85°32'20"E 686.47 feet; thence S04°27'40"E 100.00 feet; thence N85°32'20"E 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: N68°27'00"E 99.91 feet; thence N51°21'40"E 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: N70°33'23"E 151.24 feet; thence N89°39'55"E 10.14 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: N89°29'11"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: N06°50'04"E 167.03 feet; thence S75°49'03"E 87.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 566.00 feet (radius bears: S75°49'03"E) a distance of 279.53 feet through a central angle of 28°17'49" Chord: N28°19'51"E 276.70 feet; thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 834.00 feet a distance of 623.86 feet through a central angle of 42°51'34" Chord: N21°02'59"E 609.42 feet; thence N00°19'35"W 52.53 feet; thence East 884.30 feet; thence North 34.00 feet; thence East 80.00 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"E 28.28 feet; thence North 119.00 feet; thence West 100.00 feet; thence North 868.47 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 650.03 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S00°12'42"E along said plat 538.25 feet; thence S89°47'18"W 29.79 feet; thence N71°35'04"W 107.29 feet; thence North 358.00 feet; thence S65°37'45"W 609.50 feet; thence South 751.85 feet; thence N71°28'56"E 285.50 feet; thence N00°01'16"E 18.09 feet; thence N71°29'00"E 300.00 feet; thence South 21.09 feet; thence N71°29'13"E 140.30 feet to said Plat "B", WESTERN CREEK Subdivision; thence South along said plat 37.63 feet; thence N71°07'20"E along said plat 4.93 feet to the 1/16th (40 acre) line; thence S00°07'34"E along the 1/16th (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S00°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat and extension thereof 1,163.36 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 1,322.27 feet to the South 1/4 Corner of Section 34; thence N89°53'28"W along the Section line 322.38 feet; thence N78°29'42"W 277.75 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 457.81 feet through a central angle of 78°32'02" Chord: N39°13'41"W 422.80 feet; thence N00°02'20"E 305.87 feet; thence N89°57'40"W 28.23 feet; thence N00°02'20"E 117.11 feet; thence N46°36'18"W 134.23 feet; thence S75°27'00"W 231.97 feet; thence N00°14'55"W 54.70 feet to the centerline of Herriman Highway; thence S75°27'00"W along the centerline of Herriman Highway 540.19 feet; thence N14°33'00"W 291.12 feet; thence N09°46'30"E 180.56 feet; thence N81°06'29"W 35.77 feet; thence S85°32'20"W 546.60 feet; thence West 302.43 feet to the point of beginning.

LESS AND EXCEPTING A portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South ¼ Corner of Section 34, T3S, R2W, SLB&M; thence S72°48'42"W 461.71 feet; thence N17°11'18"W 243.11 feet; thence N07°05'29"W 20.19 feet; thence N04°48'56"W 25.70 feet; thence N00°14'55"W 83.18 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 426.50 feet (radius bears: N02°07'11"W) a distance of 112.17 feet through a central angle of 15°04'07" Chord: N80°20'45"E 111.85 feet; thence N72°48'42"E 317.55 feet; thence S17°11'18"E 353.00 feet to the point of beginning.

ALSO LESS AND EXCEPT any portion of Herriman Highway (Highway U-111) and any public roadways.

Contains: 119.17 'Net' acres+/-

2634 - 251 002
26-34 - 352 - 003
26-33 - 426 - 003
26-33 - 426 - 002

13801859
10/19/2021 12:11:00 PM \$40.00
Book - 11256 Pg - 1275-1278
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111
Attn: Loyal Hulme

APN: 26-34-301-002-0000; 26-34-302-002-0000;
26-34-302-001-0000; a portion of 26-33-426-004-0000

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DANSIE LAND, LLC, a Utah limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to IVORY LAND CORPORATION, a Utah corporation, as Grantee, the real property located in Herriman City, Salt Lake County, State of Utah described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of October, 2021.

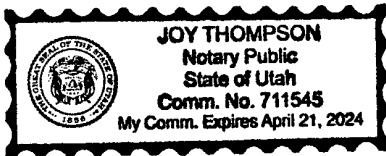
DANSIE LAND, LLC
a Utah limited liability company

By: Richard P. Dansie
Richard P. Dansie, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 6th day of October, 2021, personally appeared before me Richard P. Dansie, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of Dansie Land, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said company, and said Richard P. Dansie acknowledged to me that said company executed the same.

Witness my hand and official seal.



J. Thompson
NOTARY PUBLIC

EXHIBIT A

REAL PROPERTY DESCRIPTION
PREPARED FOR
HIDDEN OAKS – IVORY DEVELOPMENT
HERRIMAN, UTAH
Revised: October 14, 2021

TAKEDOWN 2 DESCRIPTION

A tract of land located in the Southeast Quarter of Section 33 and the West Half of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point on the northerly line of a tract of land described in that certain Quit Claim Deed recorded as Entry No. 12971505 in Book 10771 at Page 7607 in the office of the Salt Lake County Recorder, said point located S89°53'28"E 1,758.69 feet along the Section line and North 1,702.26 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; running thence along said deed the following nineteen (19) courses: (1) N75°49'03"W 87.00 feet; thence (2) Southerly along the arc of a non-tangent curve to the left having a radius of 653.00 feet (radius bears: S75°49'03"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: S06°50'04"W 167.03 feet; thence (3) S89°39'55"W 10.14 feet; thence (4) Westerly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S00°14'55"E) a distance of 154.11 feet through a central angle of 38°23'25" Chord: S70°33'23"W 151.24 feet; thence (5) S51°21'40"W 76.04 feet; thence (6) Westerly along the arc of a non-tangent curve to the right having a radius of 170.00 feet (radius bears: N38°38'19"W) a distance of 101.41 feet through a central angle of 34°10'39" Chord: S68°27'00"W 99.91 feet; thence (7) S85°32'20"W 238.03 feet; thence (8) N04°27'40"W 100.00 feet; thence (9) S85°32'20"W 686.47 feet; thence (10) Westerly along the arc of a non-tangent curve to the right having a radius of 270.00 feet (radius bears: N04°27'39"W) a distance of 164.13 feet through a central angle of 34°49'49" Chord: N77°02'45"W 161.62 feet; thence (11) N59°44'46"W 124.73 feet; thence (12) Westerly along the arc of a non-tangent curve to the left having a radius of 330.00 feet (radius bears: S28°07'57"W) a distance of 125.68 feet through a central angle of 21°49'17" Chord: N72°46'41"W 124.92 feet; thence (13) West 233.67 feet; thence (14) N89°01'48"W 120.62 feet; thence (15) N72°22'04"W 40.88 feet; thence (16) N34°26'56"W 44.38 feet; thence (17) Northwesterly along the arc of a non-tangent curve to the left having a radius of 330.24 feet (radius bears: S74°27'37"W) a distance of 217.40 feet through a central angle of 37°43'08" Chord: N34°23'57"W 213.50 feet; thence (18) S36°44'12"W 100.00 feet; thence (19) Northwesterly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S36°44'12"W) a distance of 67.33 feet through a central angle of 16°16'21" Chord: N61°38'59"W 67.09 feet; thence N00°04'14"W 886.06 feet to the 1/4 Section line; thence along the 1/4 Section line S89°51'42"E 1,329.78 feet to the West 1/16th Corner of Section 34; thence along the 1/16th (40 acre) line N00°14'07"W 1,326.55 feet to the Center 1/16th Corner of the NW1/4 of Section 34; thence along the 1/16th (40 acre) line S89°49'23"E 1,087.70 feet to the northwesterly corner of a tract of land described in that certain Special Warranty Deed recorded as Entry No. 12905945 in Book 10739 at Page 7754, later corrected by that certain Affidavit recorded as Entry No. 12918035 in Book 10745 at Page 4574, in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S00°19'35"E 1,044.34 feet; thence (2) East 33.99 feet to a northwesterly corner of said tract of land described in Quit Claim Deed recorded as Entry No. 12971505 in Book 10771 at Page 7607; thence said deed the following four (4) courses: (1) S00°19'35"E 52.53 feet; thence (2) Southerly along the arc of a non-tangent curve to the right having a radius of 834.00 feet (radius bears: S89°37'12"W) a distance of 623.86 feet through a central angle of 42°51'34" Chord: S21°02'59"W 609.42 feet; thence (3) S42°28'46"W 487.83 feet; thence (4) along the arc of a curve to the left with a radius of 566.00 feet a distance of 279.53 feet through a central angle of 28°17'49" Chord: S28°19'51"W 276.70 feet to the point of beginning. Gross Area Contains: 101.37 acres+/-

LESS AND EXCEPTING a tract of land described in that certain Special Warranty Deed recorded as Entry No. 12905945 in Book 10739 at Page 7754, later corrected by that certain Affidavit recorded as Entry No. 12918035 in Book 10745 at Page 4574, in the office of the Salt Lake County Recorder, located in the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58

feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning. Gross Area Contains: 11.95 acres+/-

Net Area Contains: 89.42 acres+/-