

When recorded, mail to:  
and send tax notice to:  
Ivory Land Corporation  
978 E. Woodoak Lane  
Salt Lake City, UT 84117

File No. NCS 889130-SLC1

FIRST AMERICAN TITLE  
# NCS 889130

## *Special Warranty Deed*

Hutchinson Enterprises, Inc., as Grantor of Heber City, Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but none other, to Ivory Land Corporation, a Utah corporation, as Grantee with a mailing address of, 978 E. Woodoak Lane, Salt Lake City, Utah 84117, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Wasatch, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto.

Tax Parcel No. 00-0020-8446 & 00-0007-8969

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record, and such matters as would be disclosed by a physical inspection of the property and a survey of the same.

[Signatures on following page]

[Hutchinson Enterprises, Inc. – Special Warranty Deed – signature page]

WITNESS the hand of said Grantor this 11 day of July, 2019.

Hutchinson Enterprises, Inc.

By: Ray Hutchinson  
Name: Ray Hutchinson  
Its: Vice President

State of Utah )  
)ss.  
County of Stut Lake

On the 11 day of July, 2019, before me, the undersigned Notary Public, personally appeared, Ray Hutchinson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Casey C. Prestwich  
NOTARY PUBLIC  
My Commission Expires:



**EXHIBIT 'A'****PARCEL 1:**

**BEGINNING 22.33 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; AND RUNNING THENCE EAST 17.89 CHAINS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 4.91 CHAINS; THENCE SOUTH 82°15' WEST 18.53 CHAINS; THENCE NORTH 3° EAST 7.37 CHAINS TO THE PLACE OF BEGINNING.**

**EXCEPT THE TRACT BEGINNING AT A POINT WHICH IS 22.33 CHAINS EAST AND SOUTH 3° WEST 86.42 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND RUNNING THENCE EAST 276.325 FEET; THENCE SOUTH 358.997 FEET; THENCE SOUTH 82°15' WEST 300 FEET; THENCE NORTH 3° EAST 400 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**ALSO THE TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; AND RUNNING THENCE SOUTH 4.91 CHAINS; MORE OR LESS, TO THE ESTABLISHED LINE BETWEEN THE LANDS OF EDWARD D. CLYDE AND LYNN CLYDE AND THE LANDS OF L. DEAN CLYDE AND MILES CLYDE; THENCE NORTH 82°15' EAST ON AND ALONG THE COURSE OF SAID ESTABLISHED LINE 11.15 CHAINS TO A FENCE ON THE EAST BANK OF WASATCH CANAL; THENCE NORTH 13°45' EAST 3.50 CHAINS TO A POINT ON THE EAST SLOPE OF THE WEST BANK OF SAID CANAL; THENCE WEST 11.88 CHAINS TO THE PLACE OF BEGINNING.**

**PARCEL 3:**

**ALSO THE TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; AND RUNNING THENCE EAST 11.88 CHAINS; THENCE NORTH 36 LINKS; THENCE NORTH 31°15' WEST 9.09 CHAINS; THENCE NORTH 49°20' EAST 1.14 CHAINS; THENCE WEST 8 CHAINS; MORE OR LESS TO THE QUARTER SECTION LINE; THENCE SOUTH 8.70 CHAINS TO THE PLACE OF BEGINNING.**

**EXCEPTING FROM THIS TRACT OF LAND THE FOLLOWING: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LANDS OF LESTER M. JONES AND LAVON H. JONES, HUSBAND AND WIFE, WHICH POINT IS NORTH 8.70 CHAINS AND EAST 8 CHAINS, MORE OR LESS, FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE EAST BANK OF THE WASATCH CANAL; AND RUNNING THENCE WEST 12.65 RODS; THENCE SOUTH 12.65 RODS; THENCE EAST TO THE FENCE ON THE EAST BANK OF SAID WASATCH CANAL; THENCE NORTH 31°15' WEST TO A POINT SOUTH 49° 20' WEST 1.14 CHAINS FROM THE PLACE OF BEGINNING; THENCE NORTH 49° 20' EAST 1.14 CHAINS TO THE PLACE OF BEGINNING.**

**PARCEL 4:**

**BEGINNING AT A POINT 25.55 CHAINS SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST OF THE SALT LAKE MERIDIAN; AND RUNNING THENCE WEST 17.27 CHAINS; THENCE SOUTH 2° 30' WEST 3.50 CHAINS; THENCE EAST 2.50 CHAINS; THENCE SOUTH 2.25 CHAINS; THENCE EAST 15.02 CHAINS; THENCE NORTH 5.75 CHAINS TO THE PLACE OF BEGINNING.**

**PARCEL 5**

**BEGINNING AT A POINT 2.10 CHAINS EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST OF THE SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 2°30' EAST 8.70 CHAINS; THENCE EAST 17.52 CHAINS TO THE EAST LINE OF THE AFORESAID QUARTER SECTION; THENCE SOUTH 8.70 CHAINS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE WEST 17.90 CHAINS TO THE PLACE OF BEGINNING.**

**PARCEL 6**

**ANY REMNANT LAND LYING WEST OF THE WASATCH CANAL CREATED BETWEEN THE EXCHANGING OF WARRANTY DEEDS AS RECORDED AS INSTRUMENT #23658, MARCH 14, 1912, BOOK 10, AT PAGE 30 OF DEEDS, OFFICIAL RECORDS OF WASATCH COUNTY. BRIGHAM J YOUNG AND SARA YOUNG HIS WIFE TO JAMES S. MURDOCK AND INSTRUMENT #23659, MARCH 14, 1912, BOOK 10, AT PAGE 31 OF DEEDS, OFFICIAL RECORDS OF WASATCH COUNTY. JAMES S. MURDOCK TO BRIGHAM J. YOUNG.**

**LESS AND EXCEPTING FROM ALL THE ABOVE DESCRIBED PROPERTY:**

**THE LAND LOCATED WITHIN THE FINAL SUBDIVISION PLAT OF THE COVE AT VALLEY HILLS RECORDED AS ENTRY #233238 ON MAY 14, 2001 IN BOOK 503, PAGES 155-164. OFFICIAL RECORDS OF WASATCH COUNTY AND DESCRIBED AS:**

**THAT PORTION OF LAND ALSO DESCRIBED IN WARRANTY DEED FROM BRIGHAM J. YOUNG AND SARA YOUNG HIS WIFE TO JAMES S. MURDOCK RECORDED AS INSTRUMENT # 23658, MARCH 14, 1912 IN BOOK 10, AT PAGE 30 OFFICIAL RECORDS OF WASATCH COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 35.56 CHAINS NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE MERIDIAN;**

**THENCE NORTH 4.94 CHAINS;  
THENCE EAST 13 CHAINS;  
THENCE SOUTH 3.28 CHAINS  
THENCE SOUTH 82 DEGREES 15 MINUTES WEST 13.18 CHAINS TO THE POINT OF BEGINNING**

**LESS AND EXCEPTING THE FOLLOWING:**

**THAT PORTION OF LAND ALSO DESCRIBED IN WARRANTY DEED FROM JAMES S. MURDOCK TO BRIGHAM J. YOUNG RECORDED AS INSTRUMENT # 23659, MARCH 14, 1912, IN BOOK 10, AT PAGE 31 OF DEEDS, OFFICIAL RECORDS OF WASATCH COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE MERIDIAN;**

THENCE SOUTH 4.91 CHAINS TO THE ESTABLISHED LINE BETWEEN THE LANDS OF BRIGHAM J. YOUNG AND THE LANDS OF WILLIAM MCDONALD; THENCE NORTH 82 DEGREES 15 MINUTES EAST ON AND ALONG THE COURSE OF SAID ESTABLISHED LINE 11.15 CHAINS TO A FENCE ON THE EAST BANK OF THE WASATCH CANAL; THENCE NORTH 13 DEGREES 45 MINUTES EAST 3.50 CHAINS TO A POINT ON THE EAST SLOPE OF THE WEST BANK OF SAID CANAL THENCE WEST 11.88 CHAINS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THOSE PORTIONS OF LAND DESCRIBED IN WARRANTY DEED FROM BRIGHAM J. YOUNG AND SARA YOUNG HIS WIFE TO JAMES S. MURDOCK RECORDED AS INSTRUMENT # 23658, MARCH 14, 1912 IN BOOK 10, AT PAGE 30 OFFICIAL RECORDS OF WASATCH COUNTY AND DESCRIBED AS:

LYING SOUTH OF THE SOUTHERLY LINE OF LAND DESCRIBED IN WARRANTY DEED FROM JAMES S. MURDOCK TO BRIGHAM J. YOUNG RECORDED AS INSTRUMENT # 23659, MARCH 14, 1912, IN BOOK 10, AT PAGE 31 OF DEEDS, OFFICIAL RECORDS OF WASATCH COUNTY, SAID SOUTHERLY LINE DESCRIBED IN SAID DEED RECORDED IN BOOK 10 AT PAGE 31 AS HAVING A BEARING AND DISTANCE OF "NORTH 82 DEGREES 15 MINUTES EAST 11.15 CHAINS ", AND LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF LAND ALSO DESCRIBED IN WARRANTY DEED FROM JAMES S. MURDOCK TO BRIGHAM J. YOUNG RECORDED AS INSTRUMENT # 23659, MARCH 14, 1912, IN BOOK 10, AT PAGE 31 OF DEEDS, OFFICIAL RECORDS OF WASATCH COUNTY, SAID EASTERLY LINE DESCRIBED IN SAID DEED RECORDED IN BOOK 10 AT PAGE 31 AS HAVING A BEARING AND DISTANCE OF "NORTH 13 DEGREES 45 MINUTES EAST 3.50 CHAINS ".

ALSO LESS AND EXCEPTNG

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY FENCE LINE OF US HIGHWAY 40. SAID POINT IS SOUTH 2,398.15 FEET AND WEST 1,103.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 87°42'38" EAST 40.00 FEET; THENCE SOUTH 02°17'22" WEST 40.00 FEET; THENCE NORTH 87°42'38" WEST 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 40; THENCE NORTH 02°17'22" EAST 40.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 40 TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING

COMMENCING AT A POINT 4.60 CHAINS EAST AND 8.95 CHAINS NORTH 2°30' EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST OF THE SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 54 FEET; THENCE EAST 72 FEET; THENCE SOUTH 54 FEET; THENCE WEST 72 FEET TO THE PLACE OF BEGINNING.

AND

COMMENCING AT A POINT 2.10 CHAINS EAST AND 8.95 CHAINS NORTH 2°30' EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST OF THE SALT LAKE BASE MERIDIAN; AND RUNNING THENCE NORTH 2°30' EAST 9.00 RODS; THENCE EAST 10 FEET; THENCE SOUTH 9 RODS; THENCE WEST 10 RODS TO THE PLACE OF BEGINNING.

Send Tax Notice to:  
When recorded mail to:  
Ivory Land Corporation  
978 E. Woodoak Lane  
Salt Lake City, Utah 84117

File No. NCS-889130-SLC1

### Quit Claim Deed

Hutchinson Enterprises, Inc., as Grantor of Heber City, Utah, hereby QUITCLAIMS to Ivory Land Corporation, a Utah corporation, as Grantee with a mailing address of, 978 E. Woodoak Lane, Salt Lake City, Utah 84117 for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Wasatch County, State of Utah, to wit:

Refer to Exhibit "A" Which is attached hereto.

Tax Parcel No. 00-0020-8446 & 00-0007-8969

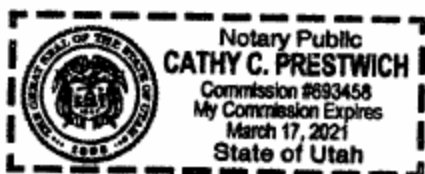
WITNESS the hand of said grantor this 11 day of July, 2019.

Hutchinson Enterprises, Inc.

By: Ray Hutchinson  
Name: Ray Hutchinson  
Title: Vice president

STATE OF Utah }  
County of Salt Lake } ss.

On the 11 day of July, 2019, before me, the undersigned Notary Public, personally appeared, Ray Hutchinson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



Cathy C. Prestwich  
Notary Public

FIRST AMERICAN TITLE  
# NCS 889130

**EXHIBIT "A"**

**BASIS OF BEARING:**

**NORTH 00°24'55" WEST 5330.39 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE SOUTH QUARTER AND THE NORTH QUARTER OF SECTION 29 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN**

**NORTH PARCEL AS-SURVEYED LEGAL DESCRIPTION:**

**BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, SAID POINT OF BEGINNING BEING S00°24'55"E 1682.68 FEET ALONG SAID EAST LINE FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EAST LINE S00°24'55"E 382.90 FEET; THENCE S89°35'05"W 903.26 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCELINE THE FOLLOWING FOUR COURSES: (1) N05°45'10"E 56.59 FEET; (2) N88°43'33"W 66.06 FEET; (3) N00°24'55"W 94.50 FEET; (4) N89°16'14"W 146.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N02°08'05"E 226.59 FEET; THENCE N89°32'18"E 1100.00 FEET TO THE POINT OF BEGINNING.**

**SOUTH PARCEL AS-SURVEYED LEGAL DESCRIPTION:**

**BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, SAID POINT OF BEGINNING BEING S00°24'55"E 2093.08 FEET ALONG SAID EAST LINE FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°35'23"E 321.24 FEET; THENCE S00°24'37"E 208.72 FEET; THENCE N89°35'23"E 248.56 FEET; THENCE S31°39'37"E 413.14 FEET; THENCE S00°24'35"E 23.74 FEET; THENCE S13°20'03"W 207.12 FEET; THENCE S82°26'37"W 869.86 FEET; THENCE S81°49'00"W 806.47 FEET; THENCE N00°20'54"E 359.01 FEET; THENCE N89°59'59"W 224.35 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N02°08'05"E 642.87 FEET; THENCE S89°51'50"E 1118.35 FEET; THENCE N00°24'55"W 11.99 FEET TO THE POINT OF BEGINNING.**

**A.P.N. 00-0020-8446 and 00-0007-8969**

Mail Recorded Deed and Tax Notice To:  
Ivory Land Corporation  
978 Woodoak Lane  
Salt Lake City 84117



File No.: 105823-JPF

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## WARRANTY DEED

Thomas Timmerman and Leslie Timmerman, husband and wife as joint tenants

**GRANTOR(S)** of Salt Lake, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation

**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 **Wasatch County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**


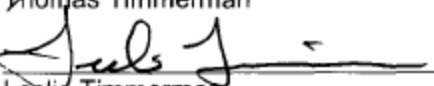
**TAX ID NO.:** 00-0007-9264 (for reference purposes only)

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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.




Dated this 11th day of July, 2019.

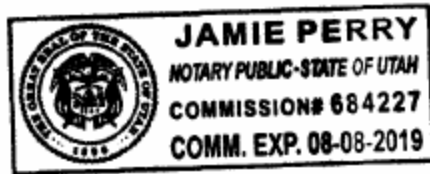
  
\_\_\_\_\_  
Thomas Timmerman  
  
\_\_\_\_\_  
Leslie Timmerman

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th of July, 2019 by Thomas Timmerman and Leslie Timmerman.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point at the Northeast corner of the lands of Lester M. Jones and wife, which point is North 8.70 chains and East 8 chains, more or less, from the Southwest corner of the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said point being on the East bank of the Wasatch Canal and running thence West 12.65 rods; thence South 12.65 rods; thence East to the fence on the East bank of the Wasatch Canal; thence North 31°15' West to a point South 49°20' West 1.14 chains from the place of beginning; thence North 49°20' East 1.14 chains to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian encompassing all of said property East of the Wasatch Canal and being more particularly described as follows:

Beginning at a point which is North 574.2 feet and East 528.0 feet, more or less, from the Southwest corner of the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence West 66.8 feet; thence South 38°00'44" East 43.9 feet; thence North 49°20'00" East 52.7 feet to the point of beginning.