

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Murray, UT 84107



File No.: 129235-DMF

SPECIAL WARRANTY DEED

HF Ranch LC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Land Corporation, a Utah corporation

GRANTEE(S) of Murray, 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.: 58-021-0168, 58-021-0172, 58-021-0173, 58-021-0274, 58-021-0275, 58-021-0273,
58-021-0360, 58-021-0366, 58-021-0312, 58-005-0078, 58-021-0375, 58-020-0354 and
58-021-0375 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 30th day of June, 2020.

HF Ranch LC, a Utah limited liability company

BY: Stephen G. Holbrook
Stephen G. Holbrook
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of June, 2020, personally appeared before me Stephen G. Holbrook, who acknowledged themselves to be the Manager of HF Ranch LC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

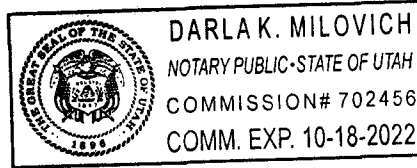


EXHIBIT A
Legal Description

PARCEL 1:

Description #1 – Ivory Purchase of 2700 North West of Redwood
Revised June 24, 2020

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 16.49 feet and South 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East parallel with and 16.50 feet Southerly of the section line 84.96 feet to the Westerly right-of-way of State Road 68; thence along said State Road the following three (3) courses: 1) South 00°13'05" West 5.74 feet; 2) South 89°45'32" East 22.91 feet; 3) South 50°54'16" East 22.45 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 330.00 feet (radius bears: North 23°41'03" West) a distance of 129.16 feet through a central angle of 22°25'32" Chord: South 77°31'43" West 128.34 feet to said real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'14" East along said deed 47.45 feet to the point of beginning.

ALSO a portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 16.50 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said deed 64.00 feet; thence South 89°51'39" West 310.30 feet to the Easterly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North 15°30'40" East 23.43 feet; 2) North 03°49'40" East 41.54 feet to the section line; thence North 89°51'40" East along the section line 301.33 feet to the point of beginning.

ALSO a portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County, located South 89°51'40" West along the section line 350.90 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South 03°49'40" West 35.88 feet; 2) South 15°30'40" West 29.30 feet; thence South 89°51'39" West 132.09 feet; thence North 00°08'21" West 64.00 feet to the section line; thence North 89°51'40" East along the section line 142.48 feet to the point of beginning.

PARCEL 2:

Description #4

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'40" West along the section line 1,004.90 feet and South 284.35 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°07'11" East 246.40 feet; thence South 89°52'49" West 415.38 feet; thence North 10°48'11" East 251.73 feet; thence East 367.68 feet to the point of beginning.

PARCEL 3:

Description #5
Revised June 24, 2020

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 16.56 feet and South 64.00 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said deed 692.16 feet; thence North 89°48'50" West 403.44 feet to the Easterly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North 02°03'40" East 404.90 feet; 2) North 15°30'40" East 296.25 feet; thence North 89°51'39" East 310.30 feet to the point of beginning.

ALSO a portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County, located South 89°51'40" West along the section line 361.14 feet and South 64.00 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South 15°30'40" West 290.89 feet; 2) South 02°03'40" West 409.91 feet; thence North 89°48'50" West 957.66 feet; thence North 04°16'31" West 188.68 feet; thence North 10°48'11" East 30.03 feet; thence North 89°52'49" East 415.38 feet; thence North 00°07'11" West 466.74 feet; thence North 89°51'39" East 644.23 feet to the point of beginning.

PARCEL 4:

Description #6

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 16.44 feet and South 63.95 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Easterly along the arc of a 330.00 foot radius non-tangent curve to the left (radius bears: North 01°15'31" West) 129.16 feet through a central angle of 22°25'32" Chord: North 77°31'43" East 128.34 feet to the Westerly right-of-way of State Road 68; thence along said State Road the following two (2) courses: 1) South 50°54'16" East 8.69 feet; 2) South 12°01'39" East 774.78 feet; thence West 294.20 feet to the Easterly line of said real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'14" East along said deed 735.54 feet to the point of beginning.

PARCEL 5:

Description #11

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 18.28 feet and South 1,884.55 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'15" West along said deed 545.41 feet to the Northerly line of that real property described in Deed Entry No. 20761:2018 of the official records of Utah County; thence along said deed the following three (3) courses: 1) North 78°15'31" West 161.93 feet; 2) North 08°45'55" West 49.22 feet; 3) South 81°54'23" West 53.27 feet; thence North 08°09'39" West 202.47 feet; thence North 13°44'46" East 157.83 feet; thence North 03°43'46" East 117.83 feet; thence East 202.87 feet to the point of beginning.

PARCEL 6:

Description #12

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 14.70 feet and South 1,913.84 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 458.47 feet to the Westerly line of that real property described in Deed Entry No. 20761:2018 of the official records of Utah County; thence along said deed the following five (5) courses: 1) South 00°22'24" West 153.16 feet; 2) South 02°00'42" West 417.69 feet; 3) North 89°59'59" West 56.51 feet; 4) along the arc of a curve to the right having a radius of 1,537.00 feet a distance of 314.98 feet through a central angle of 11°44'30" Chord: North 84°07'46" West 314.43 feet; 5) North 78°15'31" West 75.60 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'15" East along said deed 523.04 feet to the point of beginning.

PARCEL 7:

Description #13 (Canal Parcel)
Revised June 24, 2020

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 61315:2018 of the official records of Utah County, located North 89°49'32" East along the section line 1,356.17 feet and South 1,227.95 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) North 67°40'42" East 93.01 feet; 2) North 14°53'37" East 105.24 feet; 3) North 77°58'22" East 43.86 feet to the Westerly line of that real property described in Deed Entry No. 20746:2018 of the official records of Utah County; thence along said deed the following two (2) courses: 1) South 18°46'54" East 10.07 feet; 2) North 77°58'22" East 14.55 feet to the Westerly line of Plat C, Phase 1 Holbrook Farms, according to the official plat thereof recorded January 15, 2020 as Entry No. 5341:2020 in the office of the Utah County Recorder; thence along said plat the following two (2) courses: 1) Southerly along the arc of a non-tangent curve to the left having a radius of 380.00 feet (radius bears: North 72°09'21" East) a distance of 36.45 feet through a central angle of 05°29'48" Chord: South 20°35'33" East 36.44 feet; 2) South 23°20'00" East 507.16 feet; thence South 72°17'06" West 122.77 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 2,036.00 feet (radius bears: South 67°39'41" West) a distance of 164.65 feet through a central

angle of 04°38'00" Chord: South 20°01'19" East 164.60 feet; thence South 17°42'54" East 144.35 feet; thence along the arc of a curve to the right with a radius of 786.00 feet a distance of 135.36 feet through a central angle of 09°52'01" Chord: South 12°46'54" East 135.19 feet; thence South 82°09'07" West 93.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 693.00 feet (radius bears: South 82°09'07" West) a distance of 119.34 feet through a central angle of 09°52'01" Chord: North 12°46'54" West 119.19 feet; thence North 17°42'54" West 144.35 feet; thence along the arc of a curve to the left having a radius of 1,943.00 feet a distance of 182.00 feet through a central angle of 05°22'01" Chord: North 20°23'17" West 181.94 feet; thence North 23°04'18" West 445.53 feet to the point of beginning.

PARCEL 8:

Description #15 (Part of 2700 North)

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 at a point located South 89°57'58" West along the section line 1,321.59 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°57'56" West parallel to the section line 339.37 feet to the Easterly line of that real property described in Deed Entry No. 63302:2017 of the official records of Utah County; thence North 18°27'21" West along said deed 24.77 feet; thence North 89°57'58" East 347.28 feet; thence South 00°09'03" West 23.50 feet to the point of beginning.

PARCEL 9:

Description #17 (Part of Plat H)

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 61302:2018 of the official records of Utah County, located South 89°57'58" West along the section line 249.53 feet and South 67.00 feet from the Northeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Southeasterly along the arc of a 172.00 foot radius non-tangent curve to the right (radius bears: South 00°02'02" East) 269.87 feet through a central angle of 89°53'46" Chord: South 45°05'08" East 243.02 feet; thence South 00°08'15" East 867.79 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 84.00 feet (radius bears: North 57°42'00" West) a distance of 50.27 feet through a central angle of 34°17'23" Chord: South 49°26'41" West 49.52 feet to the Northerly line of Drexler Drive; thence South 89°51'07" West along said street 385.00 feet; thence North 100.00 feet; thence South 89°51'07" West 13.26 feet; thence North 00°08'53" West 56.00 feet; thence North 89°55'55" East 39.73 feet; thence North 00°08'15" West 208.42 feet; thence South 89°57'58" West 29.50 feet; thence North 00°02'02" West 56.00 feet; thence North 89°57'58" East 13.40 feet; thence North 00°08'15" West 105.02 feet; thence North 89°57'50" East 16.00 feet; thence North 00°08'15" West 104.98 feet; thence South 89°57'58" West 13.50 feet; thence North 00°02'02" West 56.00 feet; thence North 89°57'58" East 13.40 feet; thence North 00°08'15" West 110.07 feet; thence South 89°58'55" West 5.78 feet; thence North 109.97 feet; thence West 13.14 feet; thence North 55.95 feet; thence North 89°58'59" East 13.40 feet; thence North 00°02'02" West 110.00 feet to the Southerly line of that real property described in Deed Entry No. 61302:2018 of the official records of Utah County; thence North 89°57'58" East along said deed 229.23 feet to the point of beginning.

PARCEL 10:

Description #20

A portion of the Northeast quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 1,088.00 feet East 3,210.77 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 45°57'34" East 3.39 feet to the Northwesterly line of that real property described in Deed Entry No. 61265:2018 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 44°02'26" West 34.91 feet; 2) South 31°11'33" West 211.66 feet; 3) South 76°51'01" West 58.88 feet to the Easterly line of Waterbury Drive; thence Northwesterly along said street and along the arc of a non-tangent curve to the left having a radius of 424.00 feet (radius bears: South 59°26'51" West) a distance of 67.35 feet through a central angle of 09°06'03" Chord: North 35°06'11" West 67.28 feet; thence North 50°20'45" East 36.01 feet to the Southwesterly line of that real property described in Deed Entry No. 117141:2018 of the official records of Utah County; thence Southeasterly along said deed and along the arc of a non-tangent curve to the right having a radius of 460.00 feet (radius bears: South 50°20'46" West) a distance of 30.13 feet through a central angle of 03°45'11" Chord: South 37°46'38" East 30.13 feet to the Southerly corner of that real property described in Deed Entry No. 60323:2019 of the official records of Utah County; thence North 47°13'55" East along said deed 246.97 feet to the point of beginning.

PARCEL 11:

Description #22

A portion of the Northeast quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest corner of that real property described in Deed Entry No. 61265:2018 of the official records of Utah County, located North 00°08'15" West along the section line 783.04 feet East 3,058.89 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) North 73°14'26" East 144.28 feet; 2) South 20°00'58" East 172.28 feet; 3) North 71°03'51" East 532.56 feet; thence South 38°30'45" East 237.95 feet; thence South 00°03'43" East 144.79 feet; thence North 89°56'17" East 223.50 feet; thence South 00°03'43" East 157.64 feet; thence South 15°37'26" West 281.23 feet to the Northeast corner of that real property described in Deed Entry No. 20752:2018 of the official records of Utah County; thence South 89°47'39" West along said deed 988.23 feet to the Easterly line of Waterbury Drive; thence along said street the following six (6) courses: 1) North 00°04'19" West 2.48 feet; 2) along the arc of a curve to the right with a radius of 476.00 feet a distance of 61.83 feet through a central angle of 07°26'32" Chord: North 03°38'57" East 61.79 feet; 3) North 07°22'13" East 35.81 feet; 4) along the arc of a curve to the left with a radius of 524.00 feet a distance of 68.06 feet through a central angle of 07°26'32" Chord: North 03°38'57" East 68.02 feet; 5) North 00°04'19" West 410.74 feet; 6) along the arc of a curve to the left with a radius of 424.00 feet a distance of 134.20 feet through a central angle of 18°08'07" Chord: North 09°08'23" West 133.64 feet to the point of beginning.

PARCEL 12:

Description #16 (Trail Portion of Plat H) – North Half

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that Real Property described in Deed Entry No. 61302:2018 of the Official Records of Utah County, located South 89°57'58" West along the Section line 249.53 feet and South 67.00 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'58" East along said deed 116.97 feet to the Westerly line of 3600 West Street as dedicated by the HOLBROOK WAY, 3600 WEST, WATERBURY DRIVE & 2450 NORTH

ROADWAY DEDICATION PLAT, according to the Official Plat thereof recorded February 21, 2017 as Entry No. 17384:2017 of the Official Records of Utah County; thence along said street the following two (2) courses: 1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 208.00 feet (radius bears: South 34°11'01" West) a distance of 202.13 feet through a central angle of 55°40'44" Chord: South 27°58'37" East 194.27 feet; 2) South 00°08'16" East 345.18 feet; thence West 36.00 feet; thence North 00°08'15" West 345.09 feet; thence along the arc of a curve to the left with a radius of 172.00 feet a distance of 269.87 feet through a central angle of 89°53'46" Chord: North 45°05'08" West 243.02 feet to the point of beginning.