

Mail Recorded Deed and Tax Notice To:  
Ivory Development, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City 84117



File No.: 130932-DMF

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## SPECIAL WARRANTY DEED

Boyer-Plumb Stansbury Properties, L.C., a Utah Limited Liability Company

**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, a Utah limited liability company

**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 **Tooele County**, State of Utah:


**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 05-036-0-0072, 05-036-0-0073, 05-036-0-0081 and 05-036-0-0074 (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 10<sup>th</sup> day of August, 2020.

Boyer-Plumb Stansbury Properties, L.C.,  
a Utah Limited Liability Company  
By: The Boyer Company, L.C., a Utah  
limited liability company

Its: Manager   
BY: \_\_\_\_\_  
Brian Gochnour  
Manager

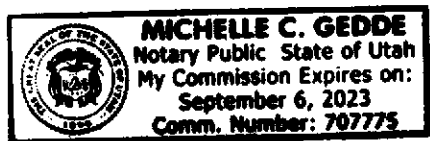
By: Plumb Holdings, L.L.C., a Utah  
limited liability company  
Its: Manager

BY: \_\_\_\_\_  
Walter J. Plumb  
Manager

STATE OF UTAH  
COUNTY OF ~~SALT LAKE~~ <sup>Washington</sup>

On the 10 day of August, 2020, personally appeared before me Brian Gochnour, who acknowledged themselves to be the Manager of The Boyer Company, L.C. which is named as Manager to Boyer-Plumb Stansbury Properties, L.C., 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.

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



STATE OF UTAH  
COUNTY OF SALT LAKE

On the \_\_\_\_\_ day of August, 2020, personally appeared before me Walter J. Plumb, who acknowledged themselves to be the Manager of Plumb Holdings, L.L.C. which is named as Manager to Boyer-Plumb Stansbury Properties, L.C., 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.

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

Dated this <sup>10</sup>~~19~~th day of August, 2020.

Boyer-Plumb Stansbury Properties, L.C.,  
a Utah Limited Liability Company  
By: The Boyer Company, L.C., a Utah  
limited liability company  
Its: Manager

BY: \_\_\_\_\_  
Brian Gochnour  
Manager

By: Plumb Holdings, L.L.C., a Utah  
limited liability company  
Its: Manager

BY: Walter J. Plumb  
Walter J. Plumb  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the \_\_\_\_ day of August, 2020, personally appeared before me Brian Gochnour, who acknowledged themselves to be the Manager of The Boyer Company, L.C. which is named as Manager to Boyer-Plumb Stansbury Properties, L.C., 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.

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

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18 day of August, 2020, personally appeared before me Walter J. Plumb, who acknowledged themselves to be the Manager of Plumb Holdings, L.L.C. which is named as Manager to Boyer-Plumb Stansbury Properties, L.C., 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:

That portion of the Northwest quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; Stansbury Park, Tooele County, Utah described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 20, said point of beginning being North 89°22'40" East 3022.95 feet along said South line from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°36'15" West 199.99 feet; thence North 00°02'29" East 79.07 feet; thence North 04°37'48" East 71.98 feet; thence North 09°43'23" East 71.98 feet; thence North 14°48'57" East 71.98 feet; thence North 19°54'32" East 71.98 feet; thence North 25°21'27" East 82.02 feet; thence North 17°22'28" East 61.11 feet; thence North 28°28'49" East 140.00 feet; thence along a non-tangent curve to the left, having a radius of 1836.50 feet, a distance of 26.61 feet, a chord direction of South 61°56'05" East and a chord distance of 26.61 feet; thence South 27°37'34" West 30.58 feet; thence along a non-tangent curve to the left, having a radius of 1866.50 feet, a distance of 906.10 feet, a chord direction of South 76°17'03" East and a chord distance of 897.43 feet; thence North 89°48'19" East 178.51 feet; thence South 80°20'03" East 76.23 feet; thence North 89°52'01" East 125.01 feet; thence South 00°24'20" East 534.53 feet; thence along said South line South 89°22'40" West 1442.63 feet to the point of beginning.

### PARCEL 2:

Beginning at a point North 89°22'40" East 3022.95 feet from a 1983 Tooele County brass cap marking the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence North 00°36'15" West 119.99 feet; thence North 00°36'15" West 80.00 feet; thence North 00°02'29" East 79.07 feet; thence North 04°37'48" East 71.98 feet; thence North 09°43'23" East 71.98 feet; thence North 14°48'57" East 71.98 feet; thence North 19°54'32" East 71.98 feet; thence North 25°21'27" East 82.02 feet; thence North 17°22'28" East 22.31 feet; thence South 01°25'29" West 24.52 feet; thence South 27°57'22" West 92.19 feet; thence South 18°12'46" West 86.27 feet; thence South 10°43'05" West 86.27 feet; thence South 03°13'03" West 86.42 feet; thence South 00°37'20" East 295.34 feet; thence South 89°22'40" West 12.14 feet to the point of beginning.

### PARCEL 3:

That portion of the Northwest quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and meridian; Stansbury Park, Tooele County, Utah described as follows:

Beginning at a point on the South line of the Northwest quarter of Section 20, said point of beginning being North 89°22'40" East 1635.09 feet along said South line from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°37'20" West 307.00 feet; thence South 89°22'40" West 110.00 feet; thence North 00°37'20" West 633.00 feet; thence North 89°22'40" East 180.00 feet; thence South 61°28'22" East 215.25 feet; thence South 12°26'44" East 107.43 feet; thence South 00°37'20" East 530.00 feet; thence South 40°18'19" East 77.96 feet; thence South 00°37'20" East 140.00 feet; thence along said South line South 89°22'40" West 329.78 feet to the point of beginning.