

WHEN RECORDED, MAIL TO:

Ivory Land Corporation
Attn: Bryon F. Prince
978 Woodoak Lane
Salt Lake City, Utah 84117

APN: 14-32-451-004-0000

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7/1/2021 1:58:00 PM \$40.00
Book - 11200 Pg - 3753-3755
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SUBURBAN LAND RESERVE, INC.**, a Utah corporation ("Grantor"), with an address of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, 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 ("Grantee"), with an address of 978 Woodoak Lane, Salt Lake City, Utah 84117, the real property located in Salt Lake County, Utah, described on Exhibit A attached hereto, and incorporated herein by this reference ("Property").

SUBJECT TO (i) current taxes and assessments and (ii) reservations, easements, covenants, conditions, restrictions, and other rights, interests, or matters of record or enforceable at law or equity; and

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, 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 and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of June, 2021.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *R. Steven Romney*
Name: R. Steven Romney
Its: President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 17 day of June, 2021, by R. Steven Romney, the President of **SUBURBAN LAND RESERVE, INC.**, a Utah corporation.

Marilyn F. Nielson
Notary Public



EXHIBIT A

(Legal Description of the Property)

That certain real property in the City of Magna, County of Salt Lake, State of Utah, described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF HIGHWAY U-111 (8400 WEST STREET), SAID POINT BEING 146.00 FEET SOUTH 89°52'55" EAST; AND 33.00 FEET NORTH 0°13'38" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AS FOLLOWS: NORTH 0°13'38" EAST 44.41 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE (WHOSE CENTER BEARS NORTH 0°13'38" EAST); NORTHWESTERLY ALONG THE ARC OF A 70.00 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 109.96 FEET (DELTA ANGLE EQUALS 90°00'00", LONG CHORD BEARS NORTH 44°46'22" WEST 99.00 FEET); AND NORTH 0°13'38" EAST 271.49 FEET TO THE SOUTH BOUNDARY LINE OF THE PROPERTY CONVEYED BY QUIT CLAIM DEED (ENTRY NO. 1368158 IN BOOK 1079 AT PAGE 92); THENCE THREE (3) COURSES ALONG THE SOUTH, EAST & NORTH BOUNDARY LINES OF SAID PARCEL AS FOLLOWS: DUE EAST 57.19 FEET; DUE NORTH 75.00 FEET; AND DUE WEST 56.89 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 0°13'38" EAST 1200.01 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 88°42'37" EAST 1028.12 FEET; THENCE SOUTH 13°02'03" EAST 113.53 FEET; THENCE SOUTH 88°42'37" EAST 836.32 FEET TO THE WEST BOUNDARY LINE OF BURNING TOWER SUBDIVISION; THENCE TWO (2) COURSES ALONG SAID WEST AND SOUTH BOUNDARY LINE OF SAID BURNING TOWER SUBDIVISION AS FOLLOWS: SOUTH 00°01'50" WEST 885.21 FEET; AND SOUTH 89°52'06" EAST 660.00 FEET TO THE WEST RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE SOUTH 00°01'50" WEST 627.01 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE SAID NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET; THENCE NORTH 89°52'55" WEST 2485.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.