

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

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION

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

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 **Utah** County, State of Utah:

See attached Exhibit A

Parcel No. 12:004:0023 and 12:004:0024

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 1 day of July, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 1 day of July, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

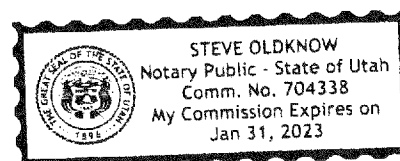


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Beginning at a point North 00°06'11" West 1,265.52 feet along the section line and South 89°53'49" West 1,757.40 feet from the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: South 56°58'45" West) a distance of 15.72 feet through a central angle of 47°24'28" Chord: South 09°19'01" East 15.28 feet; thence South 57°00'00" West 266.26 feet; thence along the arc of a curve to the right with a radius of 561.00 feet a distance of 64.00 feet through a central angle of 06°32'11" Chord: South 60°16'05" West 63.96 feet to the Northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of the United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded as Entry No. 33524:1983 in the Utah County Recorder's Office; thence along said perpetual easement line the following two (2) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: North 31°43'49" East) a distance of 47.86 feet through a central angle of 05°46'22" Chord: North 55°23'00" West 47.84 feet; and (2) North 52°29'50" West 162.66 feet to the Easterly line of a Special Warranty Deed, recorded as Entry No. 113623:1998 in the Utah County Recorder's Office, said point being the Southwest corner of said entire tract; thence along said deed line and Westerly line of said entire tract the following nine (9) courses: (1) North 10°55'32" East 191.06 feet; (2) North 18°31'39" East 65.08 feet; (3) North 14°03'39" East 69.73 feet; (4) North 10°09'13" East 53.70 feet; (5) North 02°22'21" West 33.89 feet; (6) North 26°09'40" West 20.29 feet; (7) North 43°06'40" West 24.56 feet; (8) North 43°54'14" West 22.14 feet; and (9) North 29°37'46" West 26.24 feet; thence North 59°56'15" East 125.36 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: North 59°56'15" East) a distance of 24.68 feet through a central angle of 02°57'30" Chord: South 31°32'30" East 24.68 feet; thence South 33°01'15" East 542.31 feet to the point of beginning. (aka Ridgeview Pod "A" North - Plat A)

PARCEL 2:

Beginning at a point North 00°06'11" West 1,415.19 feet along the section line and South 89°53'49" West 673.20 feet from the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 80°52'42" West 73.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 3,960.00 feet (radius bears: North 80°52'42" West) a distance of 7.65 feet through a central angle of 00°06'39" Chord: South 09°10'37" West 7.65 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 14.88 feet through a central angle of 44°52'36" Chord: South 31°40'14" West 14.50 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,961.00 feet (radius bears: North 06°27'28" East) a distance of 211.93 feet through a central angle of 06°11'32" Chord: North 80°26'46" West 211.83 feet; thence North 77°21'00" West 128.08 feet; thence along the arc of a curve to the left with a radius of 589.00 feet a distance of 469.28 feet through a central angle of 45°39'00" Chord: South 79°49'30" West 456.97 feet; thence South 57°00'00" West 190.32 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: North 09°27'39" East) a distance of 15.76 feet through a central angle of 47°31'06" Chord: North 56°46'48" West 15.31 feet; thence South 56°58'45" West 56.00 feet; thence North 33°01'15" West 542.31 feet; thence along the arc of a curve to the right with a radius of 478.00 feet a distance of 60.60 feet through a central angle of 07°15'49" Chord: North 29°23'21" West 60.56

feet; thence North $64^{\circ}14'34''$ East 59.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: North $64^{\circ}14'34''$ East) a distance of 27.00 feet through a central angle of $96^{\circ}41'51''$ Chord: South $74^{\circ}06'22''$ East 23.91 feet; thence North $57^{\circ}32'43''$ East 30.12 feet; thence along the arc of a curve to the right with a radius of 771.00 feet a distance of 436.73 feet through a central angle of $32^{\circ}27'17''$ Chord: North $73^{\circ}46'22''$ East 430.91 feet; thence East 851.73 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.07 feet through a central angle of $87^{\circ}39'43''$ Chord: North $46^{\circ}10'09''$ East 26.32 feet; thence South $87^{\circ}39'43''$ East 69.00 feet; thence South $02^{\circ}20'17''$ West 52.00 feet; thence South $01^{\circ}53'34''$ East 50.03 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,033.00 feet (radius bears: North $86^{\circ}57'11''$ West) a distance of 427.58 feet through a central angle of $06^{\circ}04'28''$ Chord: South $06^{\circ}05'04''$ West 427.38 feet to the point of beginning. (aka Ridgeview PUD - Plat B)