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10/9/2020 3:12:00 PM \$40.00
Book - 11036 Pg - 3812-3814
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Ivory Land Corp.
978 Woodoak Lane
Salt Lake City, Utah 84117
Attn: Chris Gamvroulas

PLEASE MAIL TAX NOTICE TO GRANTEE
AT ITS ADDRESS LISTED BELOW

Tax Parcel Nos.: 14-21-351-054, 14-21-376-002, 14-21-300-017 and 14-21-376-003
File No. 1933652hm-2

Space above for County Recorder's Use

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation (“Grantor”), hereby conveys and warrants, against all claiming by, through, or under it (and no others), to IVORY LAND CORP., a Utah corporation (“Grantee”), whose address is 978 Woodoak Lane, Salt Lake City, Utah 84117, that certain real property (the “Property”) located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, (a) buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with such Property; (c) all of Grantor’s right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such real property; and (d) all of Grantor’s right, title and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to such real property.

SUBJECT TO current taxes and assessments and to reservations, easements, covenants, conditions, restrictions and other matters of record.

[signature and acknowledgment are on the following page]

[Magna Ivory Sale (Takedown #2) – Special Warranty Deed – Grantor Signature Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 8th day of October, 2020.

GRANTOR:

KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation

By: _____
Print Name: Goby Fowler
Title: Managing Director

Approved as to form
Rio Tinto Legal
Nicole Carlisle Squires
Corporate Counsel *ncs*

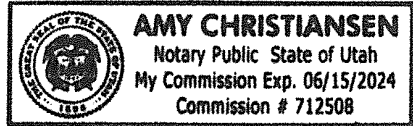
ACKNOWLEDGMENT

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of October, 2020, by Goby Fowler, the Managing Director of KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation.

Amy Christiansen
NOTARY PUBLIC
Residing at: Heber City, Utah

My Commission Expires:
6/15/2024



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Property

The real property referenced in the forgoing Deed as the Property is located in Salt Lake County, Utah and more particularly described as:

A portion of the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base & Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point on the east line of ENSIGN MEADOWS Subdivision, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder as Entry No. 7978172 in Book 2001P on Page 233, located S89°54'03"W along the Section line 1,659.33 feet and N00°07'17"E 586.83 feet from the South 1/4 Corner of Section 21, T1S, R2W, SLB&M; thence N00°07'17"E along said plat 746.93 feet; thence N86°30'38"E 164.77 feet; thence N89°20'46"E 442.36 feet; thence S80°39'36"E 68.68 feet; thence S54°53'20"E 514.37 feet; thence S57°38'34"E 104.05 feet; thence S70°06'17"E 176.33 feet; thence S86°53'10"E 292.70 feet to the northwest corner of Lot 1, COLONY FARMS SUBDIVISION, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder as Entry No. 12912961 in Book 2019P on Page 2; thence S00°04'58"W along said plat 323.41 feet; thence West 1,642.43 feet to the point of beginning.

Tax Parcel Nos.: 14-21-351-054, 14-21-376-002, 14-21-300-017 and 14-21-376-003