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10/19/2021 12:11:00 PM \$40.00
Book - 11256 Pg - 1272-1274
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111
Attn: Loyal Hulme

APN: 26-33-326-002-0000; 26-33-326-003-0000;
a portion of 26-33-426-004-0000; 26-33-301-003-0000

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DANSIE LAND, LLC, a Utah limited liability company, as Grantor, 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, as Grantee, the real property located in Herriman City, Salt Lake County, State of Utah described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) 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 TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of October, 2021.

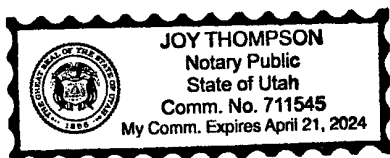
DANSIE LAND, LLC
a Utah limited liability company

By: *Richard P. Dansie*
Richard P. Dansie, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 6th day of October, 2021, personally appeared before me Richard P. Dansie, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of Dansie Land, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said company, and said Richard P. Dansie acknowledged to me that said company executed the same.

Witness my hand and official seal.



J. Thompson
NOTARY PUBLIC

EXHIBIT A

REAL PROPERTY DESCRIPTION

Real property in the City of Herriman, County of Salt Lake, State of Utah, described as follows:

A PORTION OF THE SW1/4 AND SE1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°18'05"W ALONG THE SECTION LINE 1,323.96 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 33 AND N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 704.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 33, T3S, R2W, SLB&M; THENCE N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 3,279.39 FEET; THENCE N00°38'23"W ALONG THE 1/16TH (40 ACRE) LINE 554.20 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN QUIT CLAIM DEED ENTRY NO. 13402147, RECORDED SEPTEMBER 23, 2020 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: (1) N85°15'09"W 6.37 FEET; (2) N02° 46'21"W 17.55 FEET; (3) N33°15'50"E 12.54 FEET; THENCE N00°38'23"W 740.81 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 33; THENCE S89°55'59"E ALONG THE 1/16TH (40 ACRE) LINE 3,292.54 FEET; THENCE S00°04'14"E 1,323.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF HERRIMAN HIGHWAY, HIGHWAY U-111 AND ANY PUBLIC ROADWAYS PREVIOUSLY DEDICATED.