

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

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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, 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 Salt Lake County, State of Utah:

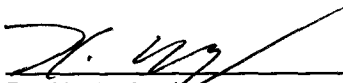
See attached Exhibit A

Parcel No. 26-34-251-018

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

Dated this 12 day of June, 2024.

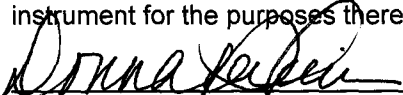
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 12 day of June, 2024, 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

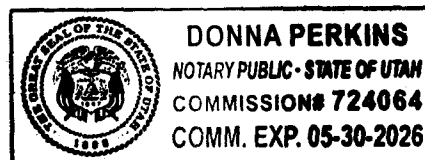


Exhibit A

Proposed HIDDEN OAKS SUBDIVISION POD 6 PHASE 1, being more particularly described as follows:

A part of an entire tract as described in a Quit Claim Deed Entry No. 12971505 of the Official Records of Salt Lake County, located in the Northeast quarter and the Southeast quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on a Northerly line of Lot 301 of Hidden Oaks Pod 4, Phase 3 Subdivision, according to the official plat thereof recorded September 23, 2021 as Entry No. 13780330 in Book 2021P at Page 239 in the office of the Salt Lake County Recorder, said point located North 00°10'55" West 2,290.43 feet along the quarter Section line and North 89°49'05" East 55.19 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the Section line between the South quarter corner and the Southwest corner of said Section 34); thence North 03°28'50" West 228.63; thence North 276.79 feet; thence East 25.15 feet; thence North 99.00 feet; thence East 78.00 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: South 45°00'00" East 28.28 feet; thence East 53.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: East) a distance of 31.42 feet through a central angle of 90°00'00" Chord: North 45°00'00" East 28.28 feet; thence East 518.13 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: South 45°00'00" East 28.28 feet; thence North 88°30'22" East 53.02 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: East) a distance of 29.80 feet through a central angle of 85°21'32" Chord: North 42°40'46" East 27.12 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 465.81 feet (radius bears: North 05°00'44" West) a distance of 91.18 feet through a central angle of 11°12'55" Chord: North 79°22'49" East 91.03 feet; thence South 191.03 feet; thence South 65°37'45" West 464.66 feet; thence South 25°51'51" East 100.30 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 349.99 feet (radius bears: South 27°13'20" East) a distance of 35.76 feet through a central angle of 05°51'17" Chord: South 59°51'01" West 35.75 feet; thence North 34°26'04" West 102.58 feet; thence South 49°47'46" West 77.44 feet; thence South 35°29'17" West 71.31 feet to the Northerly corner of Lot 218 of Hidden Oaks Pod 4, Phase 2 Subdivision, according to the official plat thereof recorded March 2, 2021 as Entry No. 13584157 in Book 2021P at Page 58; thence along said plat the following four (4) courses: (1) North 85°17'50" West 32.16 feet; thence (2) South 84°42'16" West 81.57 feet; thence (3) South 70°21'09" West 81.58 feet; thence (4) South 58°45'37" West 83.68 feet to said Lot 301; thence along said Lot 301 South 57°45'49" West 59.88 feet to the point of beginning.