

WHEN RECORDED MAIL TO:

Trust Lands Administration
102 South 200 East, Suite 600
Salt Lake City, UT 84111

CTI File No. 186877-DMF

Parcel No.: 59-033-0047

ENT 16992:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 10 02:13 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

STATE OF UTAH PATENT NO. 21046

WHEREAS, IVORY HOMES, LTD., a Utah limited partnership, 978 E. Woodoak Lane, Salt Lake City, Utah, 84117, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said IVORY HOMES, LTD. has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Three Million Six Hundred Seventy-Five Thousand Dollars and No Cents (\$3,675,000.00) and all legal interest thereon accrued, as fully appears by the certificate of sale.

NOW THEREFORE I, SPENCER J. COX, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name of the State of Utah, hereby granting, without warranty, unto IVORY HOMES, LTD., a Utah limited partnership, the following tract or parcel of land, situated in the County of Utah, State of Utah (the "Property"), to-wit:

Township 6 South, Range 2 West, SLB&M; Section 1

A part of the Northeast 1/4 of Section 01, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly right-of-way of Pony Express Parkway as dedicated by an Exchange Patent No. 20570 recorded as Entry No: 9201:2018 at Utah County Recorder's office on September 25, 2018, said point also being located N89°30'11"W 2182.68 feet along the Section line and N0°29'49"E 3451.03 feet from the Southeast Corner of Section 01, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence N 00°00'12" W 53.04 feet to southerly boundary line of MIDVALLEY REGIONAL PARK A on file in Utah County Recorder's office as Entry No. 19072:2005; thence along said southerly boundary line the following (4) four courses: (1) N 89°59'41" E 368.92 feet; (2) thence N 00°00'20" W 430.00 feet; (3) thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,616.71 feet (radius bears: N 06°53'57" W) a distance of 332.40 feet through a central angle of 11°46'48" Chord: S 88°59'27" W 331.81 feet; (4) thence along a line non-tangent to said curve, N 81°14'44" W, a distance of 12.67 feet to the Southeasterly right-of-way way of Pony Express Parkway as dedicated by the aforementioned Exchange Patent No. 20570 recorded

Patent No. 21046

Page 2 of 4

as Entry No: 9201:2018 at Utah County Recorder's office ; thence Northerly along the arc of a non-tangent curve to the right having a radius of 2,374.14 feet (radius bears: S 81°44'37" E) a distance of 66.00 feet through a central angle of 01°35'34" Chord: N 09°03'10" E 66.00 feet; thence along a line non-tangent to said curve, S 81°01'54" E, a distance of 162.29 feet; thence along the arc of a curve to the left with a radius of 763.50 feet a distance of 119.51 feet through a central angle of 08°58'06" Chord: S 85°30'57" E 119.39 feet; thence East 263.17 feet; thence North 225.38 feet; thence along the arc of a curve to the left with a radius of 760.00 feet a distance of 190.65 feet through a central angle of 14°22'22" Chord: N 07°11'11" W 190.15 feet; thence N 14°22'22" W 102.25 feet; thence N 75°37'38" E 363.88 feet; thence along the arc of a curve to the right with a radius of 981.00 feet a distance of 256.83 feet through a central angle of 15°00'00" Chord: N 83°07'38" E 256.09 feet; thence S 89°22'22" E 316.26 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S 44°22'22" E 21.21 feet; thence S 00°37'38" W 78.55 feet; thence along the arc of a curve to the right with a radius of 711.50 feet a distance of 527.89 feet through a central angle of 42°30'37" Chord: S 21°52'57" W 515.87 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 788.50 feet a distance of 185.43 feet through a central angle of 13°28'27" Chord: S 36°24'02" W 185.00 feet; thence along a line non-tangent to said curve, S 26°20'44" W, a distance of 91.27 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 788.50 feet (radius bears: S 66°58'19" E) a distance of 278.36 feet through a central angle of 20°13'38" Chord: S 12°54'52" W 276.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.83 feet through a central angle of 87°11'57" Chord: S 46°24'02" W 20.69 feet; thence along a line non-tangent to said curve, S 00°48'31" W, a distance of 53.01 feet; thence West 1,045.09 feet to the point of beginning.

Contains 20.99 acres +/-.

TO HAVE AND TO HOLD the above described and granted Property unto the said IVORY HOMES, LTD., a Utah limited partnership, and to its successors and assigns forever.

Excepting and reserving all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits, provided the State or other authorized persons do not enter upon or use the surface or any part of the premises and provided the State or other authorized persons retain all appropriate structural support of the premises; also,

Excepting and reserving a 10 feet utility easements along all boundaries of the Property.

Subject to the Master Declaration of Covenants, Conditions, and restrictions for Overland

Patent No. 21046
Page 3 of 4

in Eagle Mountain, Utah, as recorded on April 27, 2017 as Entry No. 40466:2017, records of Utah County, Utah; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Additionally, the following restrictive covenant is placed upon the premises:

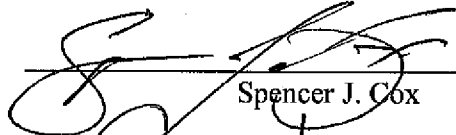
Because of the intended nature of the purchase and sale of the Property and the intended use of the Property as a pedestrian downtown district, any and all development and use of the Property is limited solely to the construction, operation and maintenance of the Intended Uses (as defined in the Certificate of Sale No. 27255), and that retail uses with a drive-through window, big box stores, equipment yards, salt sheds, and similar public works operations are prohibited. The School and Institutional Trust Lands Administration, Ivory Homes Ltd., and Overland Master Association may monitor compliance with, seek enforcement of, be entitled to enjoin any violation or threatened violation of this restrictive covenant, and to recover damages caused by the violation. These covenants and obligations are covenants running with the land, shall apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties.

[Signature Page to Follow]

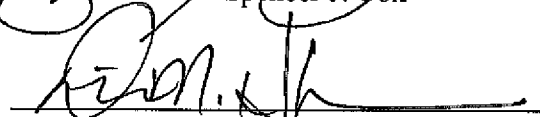
Patent No. 21046
Page 4 of 4

IN TESTIMONY WHEREOF, I affix my signature. Done this 17th day of
February, 2025.

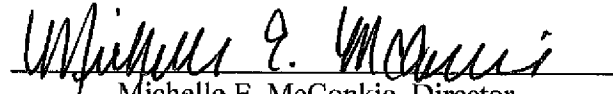
By the Governor:


Spencer J. Cox

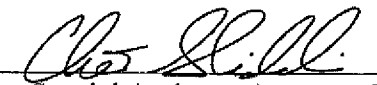
Attested:


Deidre M. Henderson
Lieutenant Governor




Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM

By: 
Special Assistant Attorney General

Certificate of Sale No. 27255
Fund: School