

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

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## 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:

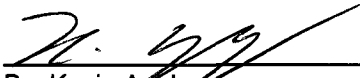
**See attached Exhibit A**

**Parcel No. 58:021:0374, 58:021:0362, 58:021:0363, 58:021:0233 and 58:021:0299**

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

Dated this 6 day of January, 2021.

Ivory Land Corporation

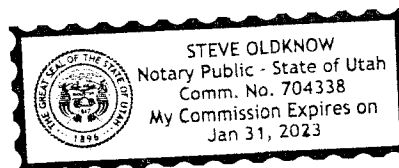
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 6 day of JANUARY, 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**

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of Drexler Drive located N0°08'15"W along the Section line 1,520.54 feet and West 797.91 feet from the East ¼ Corner of Section 2, T5S, R1W, S.L.B.& M.; thence along said Drexler Drive the following 3 (three) courses: 1) S89°51'07"W 306.28 feet; 2) S18°33'00"E 28.46 feet; 3) S89°51'07"W 171.93 feet to the Easterly line of that Real Property described in Deed Entry No. 63306:2017 of the Official Records of Utah County; thence N18°27'36"W along said deed 1,213.67 feet; thence N89°57'58"E parallel with and 16.50 feet perpendicular to the Section line 730.93 feet; thence S00°02'02"E 150.50 feet; thence N89°57'58"E 50.66 feet; thence South 166.00 feet; thence N89°57'58"E 6.88 feet; thence South 166.00 feet; thence S89°57'58"W 8.72 feet; thence S00°08'15"E 105.07 feet; thence N89°51'45"E 32.54 feet; thence S00°08'15"E 104.52 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 228.00 feet (radius bears: S03°43'20"E) a distance of 14.22 feet through a central angle of 03°34'27" Chord: N88°03'53"E 14.22 feet; thence N89°51'07"E 58.25 feet; thence S00°08'15"E 332.00 feet; thence S89°51'07"W 32.93 feet; thence S00°08'53"E 100.00 feet to the point of beginning. (Proposed Holbrook Farms Plat H Phase 1)

Less and excepting therefrom the following:

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the West line of that Real Property described in Deed Entry No. 59532:2019 of the Official Records of Utah County located N00°08'15"W along the Section line 2,056.49 feet and West 849.00 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence N89°51'45"E 11.54 feet; thence S00°08'15"E 9.97 feet to a point on the Westerly line of said deed; thence along said deed the following two (2) courses: 1) S89°59'23"W 11.54 feet; 2) N00°08'15"W 9.94 feet to the point of beginning.

Contains: 115 square feet+/-

Also less and excepting therefrom the following:

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the West line of that Real Property described in Deed Entry No. 59532:2019 of the Official Records of Utah County located N00°08'15"W along the Section line 1,676.63 feet and West 765.00 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence along said deed the following four (4) courses: 1) S89°51'07"W 9.00 feet; 2) N00°08'15"W 264.96 feet; 3) S89°57'58"W 28.00 feet; 4) N00°08'15"W 10.98 feet; thence N89°51'07"E 37.00 feet; thence S00°08'15"E 276.00 feet to the point of beginning.

Contains: 2,792 square feet+/-