

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

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, 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 Davis County, State of Utah:

See attached Exhibit A

Parcel No. 06-031-0036 and 06-031-0039

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

Dated this 8th day of June, 2023.

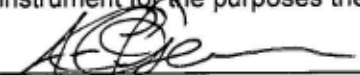
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of ~~Salt Lake~~ Utah^D

On the 8th day of June, 2023, 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

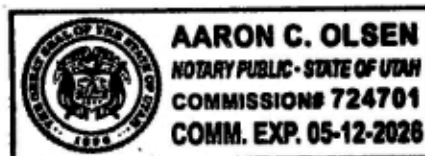


EXHIBIT A
PROPERTY DESCRIPTION

Proposed BELMONT FARMS SUBDIVISION - PHASE 1, being more particularly described as follows:

A parcel of land, situate in the Northwest Quarter of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the centerline of 400 North Street said point being North $00^{\circ}15'37''$ East 369.73 feet along the section line (NAD83 Bearing being North $00^{\circ}38'33''$ East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference Plat) and South $89^{\circ}51'41''$ West 125.28 feet from the Center Quarter Corner of said Section 23 and running thence: South $89^{\circ}51'41''$ West 38.32 feet along said centerline of 400 North Street; thence South $03^{\circ}42'39''$ East 190.87 feet along the West right-of-way line of 1450 West Street; thence South $89^{\circ}51'41''$ West 282.47 feet; thence South $00^{\circ}08'19''$ East 43.05 feet; thence Westerly 15.19 feet along the arc of a 17.00-foot radius non-tangent curve to the left (center bears North $89^{\circ}51'41''$ East and the long chord bears South $25^{\circ}43'44''$ East 14.69 feet with a central angle of $51^{\circ}10'51''$); thence Westerly 190.09 feet along the arc of a 50.00-foot radius non-tangent curve to the right (center bears North $47^{\circ}27'57''$ West and the long chord bears South $57^{\circ}35'33''$ West 94.60 feet with a central angle of $217^{\circ}49'26''$); thence South $51^{\circ}38'45''$ West 88.24 feet; thence South $89^{\circ}51'41''$ West 285.67 feet; thence North $28^{\circ}08'00''$ East 1392.15 feet; thence South $05^{\circ}14'50''$ East 877.68 feet to the Point of Beginning.

Tax Id No.: 06-031-0036 and 06-031-0039