

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 Utah County, State of Utah:

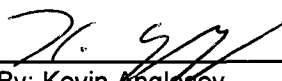
See attached Exhibit A

Parcel No. 41-281-0001

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

Dated this 22 day of June, 2023.

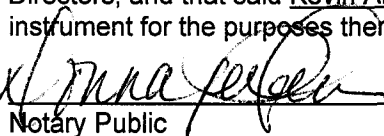
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 22 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

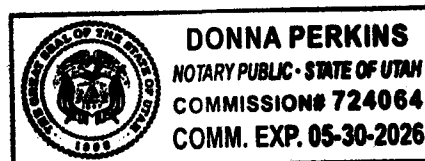
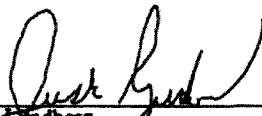


Exhibit A

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.


Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

06/13/23
Date

BOUNDARY DESCRIPTION

A part of Lot 1, PLAT "A", HUNTER ESTATES SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 49523 on June 14, 1994, also being a portion of the that real property as described and conveyed in a Special Warranty Deed Entry No. 183845:2021 of the official records of the Utah County Recorder, located in the Southwest Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the northerly line of Lot 1 of said Subdivision, said point also being located on the Southerly Right-of-way of Hardman Way, said point also being located S00°07'25"E 1065.03 feet along the Section Line and N89°52'35"E 481.04 feet from the West Quarter Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along said Lot 1, HUNTER ESTATES SUBDIVISION, the following three (3) courses: (1) along Hardman Way N89°52'35"E 414.88 feet to the westerly line of TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'G', according to the Official Plat thereof recorded as Entry No. 166744:2021 on September 28, 2021 in the Office of the Utah County Recorder; thence (2) along said Subdivision S00°16'11"E 250.00 feet to the northerly line of Lot 2, HUNTER ESTATES SUBDIVISION; thence (3) along said Lot 2 S89°52'35"W 421.18 feet; thence N00°07'25"W 108.00 feet; thence N89°52'35"E 5.66 feet; thence N00°07'25"W 142.00 feet to the southerly Right-of-way of Hardman Way said point also being the point of beginning.

Contains: 104410.79 square feet or 2.40 acres±