

Mail Recorded Deed and Tax Notice To:
Grantee
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

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 Wasatch County, State of Utah:

See attached Exhibit A

Parcel No. 00-0021-4364, 00-0021-4372, 00-0021-6546, 00-0021-4365

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

Dated this 27 day of December, 2021.

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

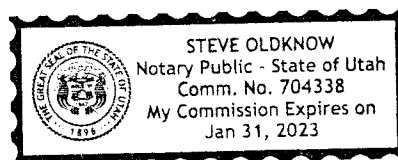
State of Utah

County of Salt Lake

On the 27 day of December, 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



Proposed COYOTE RIDGE PHASE 2, being more particularly described as follows:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Heber City, Wasatch County, Utah as described:

Beginning at a point South 00°24'55" East 1682.68 feet along the East line of the Northwest quarter of said Section 29 and South 89°32'18" West 796.39 feet from the North quarter corner of said Section 29 and running thence South 00°27'42" East 118.93 feet; thence along a tangent curve to the left, having a radius of 527.00 feet, a distance of 397.49 feet, a chord direction of South 22°04'10" East and a chord distance of 388.14 feet; thence South 43°40'37" East 137.23 feet; thence along a tangent curve to the right, having a radius of 673.00 feet, a distance of 14.80 feet, a chord direction of South 43°02'49" East and a chord distance of 14.80 feet; thence along a tangent curve to the right, having a radius of 12.00 feet, a distance of 18.59 feet, a chord direction of South 01°57'11" West and a chord distance of 16.78 feet; thence South 46°19'23" West 91.90 feet; thence along a tangent curve to the right, having a radius of 558.50 feet, a distance of 243.74 feet, a chord direction of South 58°49'31" West and a chord distance of 241.81 feet; thence North 18°40'21" West 110.76 feet; thence along a non-tangent curve to the right, having a radius of 76.00 feet, a distance of 96.64 feet, a chord direction of North 53°38'07" West and a chord distance of 90.26 feet; thence North 17°12'31" West 185.09 feet; thence along a tangent curve to the right, having a radius of 76.00 feet, a distance of 79.35 feet, a chord direction of North 12°42'14" East and a chord distance of 75.80 feet; thence North 21°37'30" West 113.55 feet; thence North 68°22'30" East 114.29 feet; thence North 00°27'42" West 236.38 feet; thence North 89°32'18" East 106.00 feet to the point of beginning.

Parcel No. 00-0021-4364, 00-0021-4372 and 00-0021-6546

Proposed COYOTE RIDGE PHASE 3, being more particularly described as follows:

That portion of the Northwest quarter and the Southwest quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Heber City, Wasatch County, Utah as described:

Beginning at a point South 00°24'55" East 2542.29 feet along the East line of the Northwest quarter of said Section 29 and West 747.60 feet from the North quarter corner of said Section 29, and running thence South 23°31'34" East 80.00 feet; thence along a non-tangent curve to the left, having a radius of 721.50 feet, a distance of 21.01 feet, a chord direction of North 65°38'22" East and a chord distance of 21.01 feet; thence South 25°11'42" East 26.00 feet; thence along a non-tangent curve to the right, having a radius of 10.00 feet, a distance of 17.64 feet, a chord direction of South 64°39'26" East and a chord distance of 15.44 feet; thence along a tangent curve to the right, having a radius of 388.00 feet, a distance of 172.94 feet, a chord direction of South 01°21'03" East and a chord distance of 171.51 feet; thence South 11°25'04" West 26.91 feet; thence along a tangent curve to the right, having a radius of 10.00 feet, a distance of 15.14 feet, a chord direction of South 54°46'54" West and a chord distance of 13.73 feet; thence South 08°08'44" West 26.00 feet; thence along a non-tangent curve to the left, having a radius of 100.00 feet, a distance of 6.15 feet, a chord direction of North 83°36'54" West and a chord distance of 6.14 feet; thence South 05°52'59" West 78.09 feet; thence North 89°39'06" West 220.53 feet; thence North 00°20'54" East 199.41 feet; thence North 89°59'59" West 224.35 feet; thence North 02°08'05" East 123.96 feet; thence North 47°08'05" East 42.43 feet; thence South 87°51'55" East 82.25 feet; thence along a tangent curve to the left, having a radius of 641.50 feet, a distance of 127.29 feet, a chord direction of North 86°27'01" East and a chord distance of 127.08 feet; thence along a tangent curve to the right, having a radius of 12.00 feet, a distance of 18.06 feet, a chord direction of South 56°07'13" East and a chord distance of 16.40 feet; thence North 76°59'36" East 62.00 feet; thence along a non-tangent curve to the right having a radius of 12.00 feet, a distance of 18.06 feet, a chord direction of North 30°06'25" East and a chord distance of 16.40 feet; thence along a tangent curve to the left, having a radius of 641.50 feet, a distance of 75.54 feet, a chord direction of North 69°50'50" East and a chord distance of 75.49 feet to the point of beginning.

Parcel No. 00-0021-4365