

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

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:

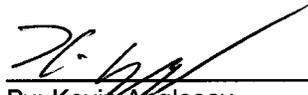
See attached Exhibit A

Parcel No. 00-0020-9919

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

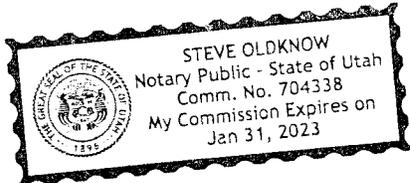


Exhibit A

A parcel of land located in the Southwest corner of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point being South 89°48'35" West 1077.12 feet along the North section line and South 00°11'25" East 4393.49 feet from the North quarter corner of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian to the point of beginning; thence 64.67 feet along a 355.00 foot radius curve to the left (chord bears South 07°53'02" West 64.58 feet) to a point on the North boundary of The Crossings at Lake Creek Phase 7A and 8A Subdivision as recorded in the Wasatch County Recorder's office as Entry No. 317573 in Book 935 at Page 1360-1389; thence along the boundary of said The Crossings at Lake Creek Phase 7A and 8A Subdivision the following nine (9) courses: 1) South 01°49'37" West 10.39 feet; 2) North 89°48'40" West 472.55 feet; 3) North 86°16'59" West 151.86 feet; 4) 30.02 feet along a 487.50 foot radius curve to the left (chord bears South 01°57'11" West 30.02 feet); 5) South 00°11'20" West 49.34 feet; 6) 39.28 feet along a 25.00 foot radius curve to the right (chord bears South 45°11'20" West 35.36 feet); 7) South 00°11'20" West 60.00 feet; 8) 39.28 feet along a 25.00 foot radius curve to the right (chord bears South 44°48'40" East 35.36 feet); 9) South 00°11'20" West 77.54 feet; thence leaving the subdivision boundary North 89°48'40" West 142.99 feet; thence North 82°48'03" West 60.79 feet; thence North 66°30'26" West 138.35 feet to a point on the West line of an 80' easement along the Timpanogos Canal as recorded in the Wasatch County Recorder's office as Entry No. 206168 in Book 393 at Page 309 and Entry No. 00207864 in Book 400 at Page 219-226; thence along said East line of said 80' easement the following five (5) courses: 1) North 23°29'34" East 26.51 feet; 2) 93.50 feet along a 129.40 foot radius tangent curve to the left (chord bears North 02°47'38" East 91.48 feet); 3) North 17°54'25" West 162.12 feet; 4) 123.77 feet along a 252.30 foot radius tangent curve to the right (chord bears North 03°51'13" West 122.53 feet); 5) North 10°11'59" East 276.19 feet; thence leaving said East line of said 80' easement South 89°56'33" East 50.01 feet; thence North 00°09'09" East 277.16 feet; thence North 13°53'24" East 92 feet; thence South 76°09'17" East 248.75 feet; thence South 85°48'20" East 260.57 feet; thence 311.02 feet along a 525.00 foot radius curve to the left (chord bears South 12°39'30" East 306.49 feet) to a point of tangency; thence South 35°50'54" East 80.00 feet; thence South 54°09'06" West 3.09 feet; thence South 35°50'54" East 172.02 feet; thence 146.40 feet along a 3014.43 foot radius curve to the left (chord bears South 38°27'00" East 146.39 feet); thence South 51°20'53" East 104.86 feet to the point of beginning.