

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

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## SPECIAL WARRANTY DEED

**IVORY LAND CORPORATION, a Utah 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 **Wasatch County, State of Utah:**

See attached Exhibit A

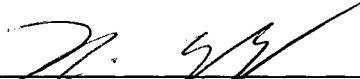
**Parcel No. 00-0021-4365** (for reference purposes only)

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

Dated this 3<sup>rd</sup> day of FEBRUARY, 2022.

[Signature Page to Follow]

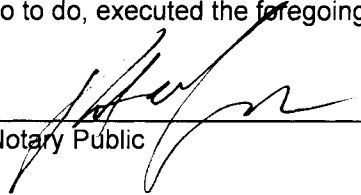
**Ivory Land Corporation, a Utah corporation**

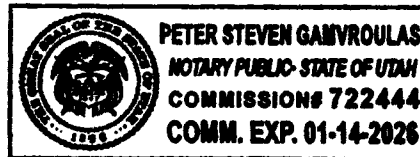
  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 3<sup>rd</sup> day of FEBRUARY, 2022, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah 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

Proposed COYOTE RIDGE PHASE 5, 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 S00°24'55"E 2241.60 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 AND WEST 370.83 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 AND RUNNING THENCE S32°58'32"E 87.82 FEET; THENCE S27°15'32"E 78.56 FEET; THENCE S21°51'35"E 78.56 FEET; THENCE S16°27'39"E 78.56 FEET; THENCE S10°57'52"E 81.41 FEET; THENCE S05°43'47"E 56.00 FEET; THENCE S01°39'33"E 77.31 FEET; THENCE S03°33'36"W 74.48 FEET; THENCE S08°40'44"W 74.48 FEET; THENCE S11°25'04"W 130.23 FEET; THENCE N78°34'56"W 89.50 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF N33°34'56"W AND A CHORD DISTANCE OF 16.97 FEET; THENCE N11°25'04"E 115.69 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 732.00 FEET, A DISTANCE OF 186.25 FEET, A CHORD DIRECTION OF N04°07'43"E AND A CHORD DISTANCE OF 185.75 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.20 FEET, A CHORD DIRECTION OF N40°17'55"E AND A CHORD DISTANCE OF 16.51 FEET; THENCE N06°14'33"W 56.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.20 FEET, A CHORD DIRECTION OF N52°47'00"W AND A CHORD DISTANCE OF 16.51 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 732.00 FEET, A DISTANCE OF 318.77 FEET, A CHORD DIRECTION OF N21°48'00"W AND A CHORD DISTANCE OF 316.26 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 16.88 FEET, A CHORD DIRECTION OF N06°01'25"E AND A CHORD DISTANCE OF 15.52 FEET; THENCE N46°19'23"E 41.80 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 658.50 FEET, A DISTANCE OF 50.76 FEET, A CHORD DIRECTION OF N48°31'53"E AND A CHORD DISTANCE OF 50.75 FEET TO THE POINT OF BEGINNING.