Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
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 Tooele County, State of Utah:
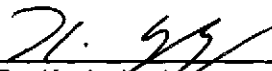
See attached Exhibit A

Parcel No. 05-036-0-0070, 05-036-0-0079, & 05-036-0-0080

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

Dated this ᶻ¹ day of J ᵥ ⌐ᵞ   , 2020.

Ivory Land Corporation

By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the ᶻ¹ day of JU ⌐ᵞ   , 2020, personally appeared before me <u>Kevin Anglesey</u>, who acknowledged himself to be the <u>Secretary</u> 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 <u>Kevin Anglesey</u>, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

STEVE OLDKNOW
Notary Public - State of Utah
Comm. No. 704338
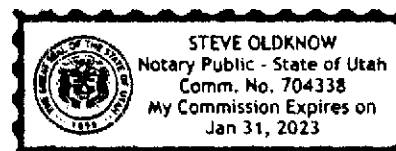My Commission Expires on
Jan 31, 2023

Exhibit A

Proposed SAGEWOOD VILLAGE PHASE 6 SUBDIVISION, being more particularly described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°13'40" EAST 2159.67 FEET AND NORTH 90°00'00" EAST 284.75 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°37'20" WEST 450.00 FEET; THENCE NORTH 06°25'24" EAST 45.097 FEET; THENCE NORTH 15°47'59" EAST 42.113 FEET; THENCE NORTH 19°59'51" EAST 28.026 FEET; THENCE SOUTH 75°22'07" EAST 93.465 FEET; THENCE SOUTH 45°45'28" EAST 69.968 FEET; THENCE SOUTH 77°50'16" EAST 95.747 FEET; THENCE SOUTH 11°06'50" WEST 25.012 FEET; THENCE SOUTH 79°56'04" EAST 93.500 FEET; THENCE NORTH 81°21'08" EAST 63.766 FEET; THENCE SOUTH 77°43'20" EAST 110.853 FEET; THENCE SOUTH 12°11'05" WEST 27.447 FEET; THENCE SOUTH 02°32'23" WEST 96.957 FEET; THENCE SOUTH 00°37'20" EAST 285.000 FEET; THENCE SOUTH 89°22'40" WEST 507.000 FEET TO THE POINT OF BEGINNING.

ALSO

Proposed SAGEWOOD VILLAGE PHASE 7 SUBDIVISION, being more particularly described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°22'40" EAST 2474.87 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°37'20" WEST 139.99 FEET; THENCE NORTH 00°24'55" WEST 60.00 FEET; THENCE NORTH 00°37'20" WEST 157.54 FEET; THENCE NORTH 01°57'03" EAST 578.43 FEET; THENCE NORTH 32°55'46" WEST 376.01 FEET; THENCE NORTH 56°32'45" EAST 110.31 FEET; THENCE NORTH 53°36'50" EAST 60.08 FEET; THENCE NORTH 56°38'05" EAST 140.00 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 1836.50 FEET, A DISTANCE OF 667.60 FEET, A CHORD DIRECTION OF SOUTH 43°46'46" EAST AND A CHORD DISTANCE OF 663.931 FEET; THENCE SOUTH 35°48'24" WEST 140.00 FEET; THENCE SOUTH 35°05'01" WEST 60.00 FEET; THENCE SOUTH 28°54'47" WEST 100.86 FEET; THENCE SOUTH 21°44'08" WEST 80.27 FEET; THENCE SOUTH 17°19'58" WEST 86.44 FEET; THENCE SOUTH 12°46'01" WEST 86.44 FEET; THENCE SOUTH 08°18'24" WEST 82.44 FEET; THENCE SOUTH 03°43'23" WEST 91.11 FEET; THENCE SOUTH 00°10'32" EAST 81.50 FEET; THENCE SOUTH 00°36'15" EAST 196.03 FEET; THENCE SOUTH 89°22'40" WEST 273.08 FEET TO THE POINT OF BEGINNING.