

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. 05-036-0-0085

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

Dated this 21 day of September, 2021.

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 21ST day of SEPTEMBER, 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

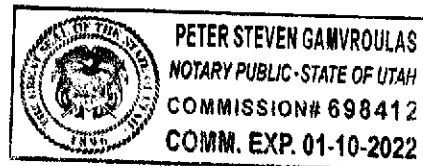


EXHIBIT A

PROPOSED SAGEWOOD VILLAGE PHASE 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF 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 N89°22'40"E 2219.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 139.99 FEET; THENCE N23°03'56"W 64.92 FEET; THENCE N00°37'20"W 85.00 FEET; THENCE N00°42'06"W 400.00 FEET; THENCE N01°44'43"W 92.25 FEET; THENCE N15°36'38"W 30.24 FEET; THENCE N13°08'25"W 83.11 FEET; THENCE N20°05'43"W 85.01 FEET; THENCE N27°14'29"W 87.50 FEET; THENCE N30°12'13"W 90.00 FEET; THENCE N59°47'47"E 110.00 FEET; THENCE N51°07'55"E 60.69 FEET; THENCE N59°47'47"E 106.88 FEET; THENCE S30°12'13"E 18.03 FEET; THENCE S32°55'46"E 376.01 FEET; THENCE S01°57'03"W 578.43 FEET; THENCE S00°37'20"E 157.54 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139.99 FEET; THENCE S89°22'40"W 255.00 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 05-036-0-0085