

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. 05-036-0-0087 and 05-036-0-0090

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

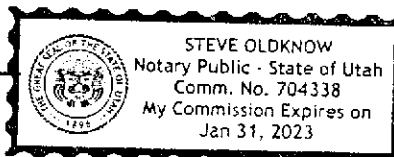


EXHIBIT A

Proposed SAGEWOOD VILLAGE PHASE 8, 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 00°13'40" West 485.01 feet along the section line from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence North 00°13'40" West 670.704 feet; thence North 56°42'31" East 183.907 feet; thence South 33°17'29" East 30.000 feet; thence South 36°46'29" East 150.592 feet; thence along a curve to the right, having a radius of 170.000 feet, a distance of 10.330 feet, a chord direction of North 54°58'01" East and a chord distance of 10.330 feet; thence North 56°42'31" East 30.859 feet; thence along a curve to the right, having a radius of 100.000 feet, a distance of 53.760 feet, a chord direction of North 72°06'32" East and a chord distance of 53.110 feet; thence South 19°59'51" West 134.863 feet; thence South 15°47'59" West 42.113 feet; thence South 06°25'24" West 45.097 feet; thence South 00°37'20" East 450.000 feet; thence South 89°22'42" West 284.752 feet to the point of beginning.