

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

SPECIAL WARRANTY DEED

IVORY DEVELOPMENT, LLC, a Utah limited liability company

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 LAND CORPORATION, a Utah corporation

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. 05-036-0-0101

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

Dated this 29 day of December, 2023.

Ivory Development, LLC


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On this 29 day of December, 2023, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.



Notary Public

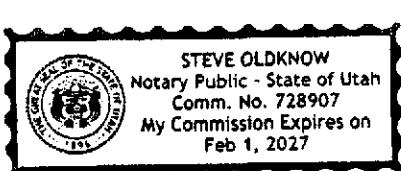


Exhibit A

PROPOSED SAGEWOOD VILLAGE PHASE 13 SUBDIVISION, 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 1635.09 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 710.00 FEET; THENCE S89°22'40"W 280.00 FEET; THENCE N00°37'20"W 60.00 FEET; THENCE N05°23'09"W 60.21 FEET; THENCE N00°37'20"W 110.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF SAGEWOOD VILLAGE PHASE 1 RECORDED AS ENTRY #481075; THENCE ALONG SAID BOUNDARY N89°22'40"E 360.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE N89°22'40"E 16.99 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF N75°31'56"E AND A CHORD DISTANCE OF 14.36 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF S69°17'30"E AND A CHORD DISTANCE OF 75.50 FEET; THENCE N69°43'49"E 86.79 FEET; THENCE S12°26'44"E 107.43 FEET; THENCE S00°37'20"E 530.00 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139. 99 FEET; THENCE S89°22'40"W 279.78 FEET TO THE POINT OF BEGINNING.