

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Residential, L.C.
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104027-JPF

WARRANTY DEED

HF Ranch, LC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Residential, L.C., 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 **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-021-0279, 58-021-0281, 58-006-0281 and 58-021-0237 (for reference purposes only)

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

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2018.

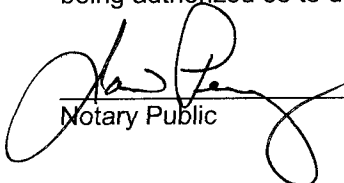
HF Ranch, LC

BY: 
Stephen Holbrook, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

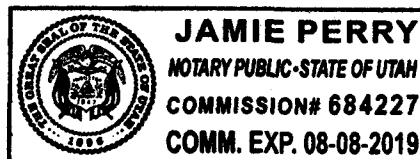


EXHIBIT A**PARCEL 1:**

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the North line of 3600 West Street according to the official Dedication Plat entitled Holbrook Way, 3600 West, Waterbury Drive and 2450 North, recorded February 21, 2017 as Entry No. 2017:17384 in the office of the Utah County Recorder, located North 00°07'50" East along the section line 531.96 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 1,536.58 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 88°02'27" East along said deed 41.03 feet; thence South 00°07'50" West parallel with and 41.00 feet East of the section line 1,538.10 feet to the North line of said 3600 West Street; thence North 89°52'10" West along said street 41.00 feet to the point of beginning. (aka Roadway purchase East of Turpin)

PARCEL 2:

A portion of the Northeast quarter and the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded as Entry No. 29274:2015 in the office of the Utah County Recorder located North 00°08'15" West along the section line 661.84 feet and West 1,323.60 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'07" West along said Boundary Line Agreement 1,324.72 feet; thence South 00°01'06" East along said Boundary Line Agreement 25.00 feet; thence South 89°51'06" West 1.74 feet; thence along the arc of a curve to the left with a radius of 743.00 feet a distance of 33.81 feet through a central angle of 02°36'26" Chord: South 88°32'53" West 33.81 feet; thence South 87°14'41" West 139.45 feet; thence along the arc of a curve to the right with a radius of 857.00 feet a distance of 39.00 feet through a central angle of 02°36'26" Chord: South 88°32'54" West 39.00 feet; thence South 89°51'07" West 666.29 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.58 feet through a central angle of 97°42'00" Chord: South 41°00'07" West 22.59 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 786.00 feet (radius bears: South 82°09'07" West) a distance of 123.62 feet through a central angle of 09°00'40" Chord: North 12°21'13" West 123.49 feet; thence Southeasterly along the arc of a nontangent curve to the left having a radius of 15.00 feet (radius bears: North 73°08'27" East) a distance of 19.19 feet through a central angle of 73°17'20" Chord: South 53°30'13" East 17.91 feet; thence North 89°51'07" East 692.90 feet; thence along the arc of a curve to the left with a radius of 764.00 feet a distance of 34.77 feet through a central angle of 02°36'26" Chord: North 88°32'54" East 34.76 feet; thence North 87°14'41" East 139.45 feet; thence along the arc of a curve to the right with a radius of 836.00 feet a distance of 38.04 feet through a central angle of 02°36'26" Chord: North 88°32'53" East 38.04 feet; thence North 89°51'06" East 1,136.78 feet; thence along the arc of a curve to the right with a radius of 1,036.00 feet a distance of 82.76 feet through a central angle of 04°34'37" Chord: South 87°51'35" East 82.74 feet; thence South 85°34'17" East 20.38 feet; thence along the arc of a curve to the left with a radius of 964.00 feet a distance of 77.00 feet through a central angle of 04°34'36" Chord: South 87°51'35" East 76.98 feet; thence North 89°51'07" East 9.89 feet to the Westerly line of that real property described in Deed Entry No. 96085:2016 of the official records of Utah County; thence South 00°05'46" East along said deed 60.00 feet to the point of beginning. (aka Waterbury West purchase)

PARCEL 3:

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

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Beginning on the Westerly line of 3600 West Street as dedicated by the Holbrook Way, 3600 West, Waterbury Drive and 2450 North Roadway Dedication Plat, according to the official plat thereof on file in the office of the Utah County Recorder, located North 00°08'15" West along the section line 2,593.95 feet and West 132.72 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 1,314.34 feet; thence North 18°33'00" West 28.47 feet; thence South 89°57'58" West 186.12 feet to the Easterly line of that real property described in Deed Entry No. 63306:2017 of the official records of Utah County; thence North 18°29'37" West along said deed 24.77 feet; thence North 89°57'58" East 1,400.41 feet to said 3600 West Street; thence along said street the following 2 (two) courses and distances: South 00°05'45" West 14.50 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 208.00 feet (radius bears: South 00°02'02" East) a distance of 124.22 feet through a central angle of 34°13'03" Chord: South 72°55'30" East 122.38 feet to the point of beginning. (aka 2700 North purchase East of power easement)

PARCEL 4:

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 63306:2017 of the official records of Utah County, located North 00°08'15" West along the section line 2,620.03 feet and West 1,694.89 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 496.92 feet; thence along the arc of a curve to the left with a radius of 1,989.00 feet a distance of 53.03 feet through a central angle of 01°31'39" Chord: South 89°12'09" West 53.03 feet; thence South 88°26'19" West 96.73 feet; thence along the arc of a curve to the right with a radius of 2,011.00 feet a distance of 53.61 feet through a central angle of 01°31'39" Chord: South 89°12'09" West 53.61 feet; thence South 89°57'58" West 123.31 feet; thence North 00°02'02" West 27.50 feet to a point 16.50 feet perpendicularly South of the section line; thence North 89°57'58" East parallel with the section line 815.71 feet to the Westerly line of said deed; thence South 18°29'37" East along said deed 24.77 feet to the point of beginning. (aka 2700 North purchase West of power easement)

PARCEL 5:

A portion of the Northeast quarter and the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning located North 00°08'15" West along the section line 2,592.53 feet and West 2,533.51 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 109.80 feet; thence South 89°49'32" West 1,106.68 feet; thence North 00°10'28" West 50.50 feet to a point 16.50 feet perpendicularly South of the section line; thence North 89°49'32" East parallel with the section line 1,106.75 feet; thence North 89°57'58" East parallel with the section line 124.87 feet; thence South 00°02'02" East 27.50 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°03'02" West) a distance of 23.60 feet through a central angle of 90°08'22" Chord: South 44°58'51" West 21.24 feet; thence South 00°05'08" East 7.99 feet to the point of beginning. (aka 2700 North roadway purchase)

PARCEL 6:

An extension of Drexler Drive as dedicated on the Holbrook Farms Backbone Roadway Dedication Plat "B", according to the official plat recorded February 1, 2018 as Entry No. 2018:11812 in the office of the Utah County Recorder, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

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Beginning at a point on the Northerly line of said Drexler Drive, located North 00°08'15" West along the section line 2,301.77 feet and West 2,533.76 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°54'53" West along said street 64.00 feet; thence North 00°05'08" West 290.82 feet; thence North 89°57'58" East 63.98 feet; thence South 00°05'08" East 290.76 feet to the point of beginning. (aka remaining Drexler Drive)