

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



File No.: 104245-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 Farm, 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.: 58-021-0281 and 58-021-0279 (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

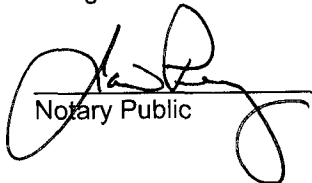
BY: 

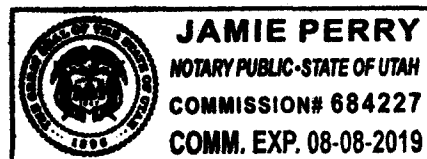
Stephen Holbrook, Manager

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



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EXHIBIT A**PARCEL 1:**

A portion of 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 on the Westerly line of that real property described in Deed Entry No. 20746:2018 of the official records of Utah County, located North 00°08'15" West along the section line 1,573.74 feet and West 3,785.45 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 77°58'22" West 43.86 feet; thence South 14°53'37" West 105.24 feet; thence South 67°40'42" West 93.01 feet; thence North 59°04'11" West 154.75 feet; thence South 77°58'22" West 646.42 feet to the Easterly line of Parcel 2 as described in Deed Entry No. 20761:2018 of the official records of Utah County; thence North 15°54'02" West 96.22 feet; thence North 77°58'22" East 646.94 feet; thence North 37°47'38" East 160.83 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: South 86°00'59" East) a distance of 35.51 feet through a central angle of 03°35'19" Chord: North 05°46'40" East 35.51 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 417.00 feet a distance of 225.21 feet through a central angle of 30°56'36" Chord: North 07°53'58" West 222.48 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 483.00 feet a distance of 411.55 feet through a central angle of 48°49'14" Chord: North 01°02'21" East 399.22 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: North 11°52'14" East 195.81 feet; thence North 01°42'30" West 0.48 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 88°17'33" West) a distance of 23.16 feet through a central angle of 88°28'04" Chord: North 45°56'29" West 20.93 feet; thence South 89°49'32" West 981.73 feet to the Easterly right-of-way line of State Road 68; thence North 15°24'22" West along said right-of-way 52.34 feet; thence North 89°49'32" East 1,239.06 feet; thence South 00°10'28" East 50.50 feet; thence South 89°49'32" West 120.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: South 44°12'44" West 21.44 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: South 12°01'27" West 236.82 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: South 01°02'21" West 322.35 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: South 07°53'58" East 272.10 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 474.00 feet a distance of 16.96 feet through a central angle of 02°03'02" Chord: South 06°32'49" West 16.96 feet; thence South 40°58'50" East 110.96 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 430.00 feet (radius bears: North 85°24'52" East) a distance of 13.29 feet through a central angle of 01°46'17" Chord: South 05°28'16" East 13.29 feet; thence North 77°58'22" East 33.75 feet to said Deed Entry No. 20746:2018; thence South 07°56'16" East along said deed 42.47 feet; thence South 18°46'54" East along said deed 28.84 feet to the point of beginning. (aka roads surrounding apartment areas)

PARCEL 2:

A portion of 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 at a point located North 00°08'15" West along the section line 1,649.31 feet and West 3,834.70 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 40°58'50" West 110.96 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 474.00 feet (radius bears: South 84°28'42" East) a distance of 16.96 feet

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through a central angle of 02°03'02" Chord: North 06°32'49" East 16.96 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: North 07°53'58" West 272.10 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: North 01°02'21" East 322.35 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: North 12°01'27" East 236.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: North 44°12'44" East 21.44 feet; thence North 89°49'32" East 50.61 feet; thence South 03°14'38" East 1.32 feet to the Northwest corner of that real property described in Deed Entry No. 20746:2018 of the official records of Utah County; thence along said deed the following 4 (four) courses and distances: South 01°22'15" West 164.67 feet; thence South 08°45'30" West 53.14 feet; thence South 24°01'48" West 77.98 feet; thence South 65°54'42" East 18.54 feet to the Northerly extension of the Westerly line of that real property described in Deed Entry No. 20748:2018 of the official records of Utah County; thence along said extension and Westerly line of said deed the following 6 (six) courses and distances: South 22°13'06" West 92.67 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 130.00 feet (radius bears: South 67°46'47" East) a distance of 135.95 feet through a central angle of 59°55'13" Chord: South 07°44'24" East 129.84 feet; thence South 37°42'00" East 41.17 feet; thence along the arc of a curve to the right with a radius of 170.00 feet a distance of 135.57 feet through a central angle of 45°41'36" Chord: South 14°51'12" East 132.01 feet; thence South 08°00'00" West 175.20 feet; thence along the arc of a curve to the left with a radius of 430.00 feet a distance of 94.45 feet through a central angle of 12°35'08" Chord: South 01°42'26" West 94.26 feet to the point of beginning. (aka canal purchase East of apartments)