

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

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## 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

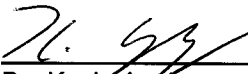
**GRANTEE(S)** of Salt Lake City, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

**See attached Exhibit A**

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

Dated this *10* day of *January*, 2020.

Ivory Land Corporation

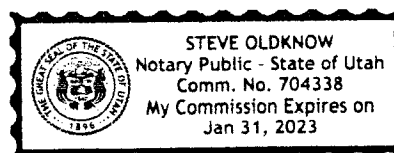


By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the *10* day of *January*, 2020, 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.

  
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Notary Public

### Exhibit A

Proposed ESTATES AT ANDERSON FARMS PLAT "D" being more particularly described as follows:

A portion of the Northwest quarter of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point located South 00°11'45" East along the Section line 2,027.16 feet and East 437.34 feet from the Northwest corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 104.11 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 139.01 feet (radius bears: South 89°22'26" West) a distance of 97.90 feet through a central angle of 40°20'57" Chord: North 20°48'02" West 95.89 feet; thence North 49°01'26" East 11.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 67.00 feet (radius bears: North 49°01'26" East) a distance of 89.62 feet through a central angle of 76°38'15" Chord: South 79°17'41" East 83.08 feet; thence South 39.79 feet; thence South 78°45'12" East 780.93 feet to the Westerly line of Anderson Lane; thence South 00°43'00" West along said lane 184.42 feet; thence North 89°17'00" West 120.71 feet; thence South 00°43'00" West 50.09 feet; thence North 89°17'00" West 163.15 feet; thence North 00°48'58" East 17.71 feet; thence North 89°45'20" West 379.42 feet; thence South 166.50 feet; thence North 89°45'20" West 3.42 feet; thence South 00°14'40" West 205.00 feet; thence South 89°45'20" East 11.13 feet; thence South 00°14'40" West 156.19 feet; thence North 89°45'20" West 266.17 feet; thence North 848.88 feet to the point of beginning.

Tax Id No.: 14-063-0085, 14-063-0087, 14-063-0088, 14-063-0089, 14-063-0090 and 14-062-0087