

Mail Recorded Deed & Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Ln.
Murray, UT 84107



QUITCLAIM DEED

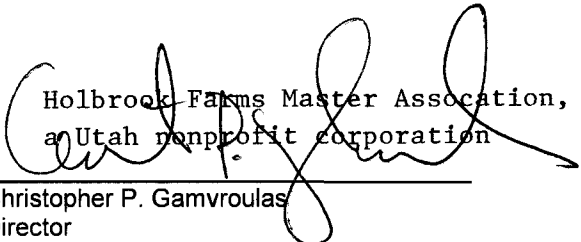
Holbrook Farms Master Association, a Utah nonprofit corporation,
GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to
Ivory Land Corporation, a Utah corporation,

GRANTEE(S), of Murray, 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 and made part hereof

TAX ID NO.: 58:021:0430 (for reference purposes only)

Dated this 24 day of SEPTEMBER 2024.

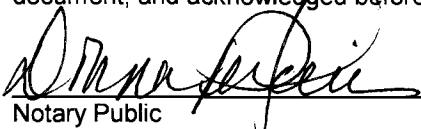

Holbrook Farms Master Association,
a Utah nonprofit corporation

Christopher P. Gamvroulas
Director

STATE OF UTAH

COUNTY OF SALT LAKE

On this 24 day of September, 2024, before me, personally appeared Christopher P. Gamvroulas,
who 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 Holbrook Farms
Master Association, a Utah nonprofit corporation



Notary Public

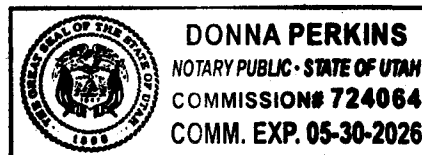


EXHIBIT A

Legal Desc: COM N 89 DEG 49' 32" E 1356.17 FT & S 1227.95 FT FR NW COR. SEC. 2, T5S, R1W, SLB&M.; N 67 DEG 40' 42" E 93.01 FT; N 14 DEG 53' 37" E 105.24 FT; N 77 DEG 58' 22" E 43.86 FT; S 18 DEG 46' 54" E 10.07 FT; N 77 DEG 58' 22" E 14.55 FT; ALONG A CURVE TO L (CHORD BEARS: S 20 DEG 35' 33" E 36.44 FT, RADIUS = 380 FT); S 23 DEG 20' 0" E 507.16 FT; S 72 DEG 17' 6" W 122.77 FT; ALONG A CURVE TO R (CHORD BEARS: S 20 DEG 1' 19" E 164.6 FT, RADIUS = 2036 FT); S 17 DEG 42' 54" E 144.35 FT; ALONG A CURVE TO R (CHORD BEARS: S 12 DEG 46' 54" E 135.19 FT, RADIUS = 786 FT); S 82 DEG 9' 7" W 93 FT; ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 46' 54" W 119.19 FT, RADIUS = 693 FT); N 17 DEG 42' 54" W 144.35 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 23' 17" W 181.94 FT, RADIUS = 1943 FT); N 23 DEG 4' 18" W 445.53 FT TO BEG. AREA 3.405 AC.

Less and Excepting the following described property:

A part of the Northwest 1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian.

More particularly described as follows:

Beginning at a point at the northwest corner of HOLBROOK FARMS PLAT C, PHASE 1, on file and recorded on January 15, 2020 as Entry No. 5341:2020, Map 16917 in the office of the Utah County Recorder, said point located N0°08'15"W 1,567.24 feet along the Section line and West 3,767.99 feet from the East 1/4 corner of Section 2 T5S, R1W, S.L.B.&M.; thence along said plat the following plat three (3) courses: (1) southeasterly along the arc of a curve to the left having a radius of 380.00 feet a distance of 36.46 feet through a central angle of 5°29'48" Chord: S20°35'33"E 36.44 feet; (2) thence S23°20'00"E 428.15 feet; (3) thence N66°39'57"E 1.48 feet; thence S23°20'03"E 370.32 feet; thence along the arc of a curve to the right with a radius of 150.00 feet a distance of 61.09 feet through a central angle of 23°20'03" Chord: S11°40'02"E 60.67 feet; thence South 24.73 feet; thence S89°51'07"W 127.79 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 19.19 feet through a central angle of 73°17'20" Chord: N53°30'13"W 17.91 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 786.00 feet a distance of 11.74 feet through a central angle of 00°51'21" Chord: N17°17'14"W 11.74 feet; thence N17°42'54"W 144.35 feet; thence along the arc of a curve to the left with a radius of 2,051.19 feet a distance of 95.35 feet through a central angle of 02°39'48" Chord: N19°02'48"W 95.34 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 2,020.90 feet a distance of 95.35 feet through a central angle of 02°42'12" Chord: N21°43'48"W 95.34 feet; thence N23°04'18"W 444.32 feet; thence N14°53'37"E 105.24 feet; thence N77°58'22"E 43.86 feet; thence S18°46'54"E 10.07 feet; thence N77°58'41"E 14.56 feet to the point of beginning.