

Mail Recorded Deed and Tax Notice To:  
Ivory Development, LLC  
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, 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:

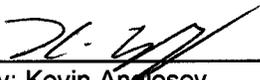
**See attached "EXHIBIT A"**

**Parcel No. 58-005-0093** (for reference purposes only)

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

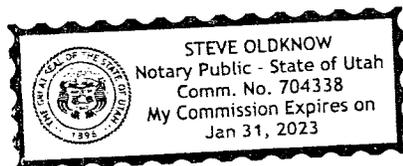
Dated this 17 day of January, 2022.

Ivory Land Corporation

  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH                    )  
COUNTY OF SALT LAKE        )

On the 17 day of January, 2022, 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.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point on the westerly line of Phase 1, Holbrook Place Subdivision, according to the official plat thereof recorded December 5, 2019 as Entry No. 128502:2019 in the office of the Utah County Recorder, said corner being 55.00 feet perpendicularly distant from the south line of Section 35, T4N, R1W, SLB&M, located S89°57'58"W 815.41 feet along the Section line and N00°02'02"W 55.00 feet from the Southeast Corner of said Section 35 (Basis of Bearing: S0°08'15"E along the Section line between the Southeast Corner of said Section 35 and the East 1/4 Corner of Section 2, T5S, R1W, SLB&M); thence S89°57'58"W 18.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°57'58"W) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S44°57'58"W 21.21 feet to a point 40.00 feet perpendicularly distant from the south line of said Section 35; thence parallel with and 40.00 feet northerly of the Section line S89°57'58"W 319.96 feet; thence N00°02'05"W 150.00 feet; thence S89°57'58"W 59.59 feet; thence N00°02'02"W 99.89 feet; thence N03°53'06"E 42.10 feet; thence N02°04'23"E 42.14 feet; thence N00°02'02"W 84.67 feet; thence N00°06'10"W 32.00 feet; thence N89°53'50"E 18.96 feet; thence N00°06'09"W 60.00 feet; thence S89°54'09"W 4.77 feet; thence N00°06'10"W 78.00 feet to the southerly line of Holbrook Place, Phase 4 Subdivision, according to the official plat thereof recorded October 20, 2020 as Entry No. 163122:2020 in the office of the Utah County Recorder; thence along said plat the following three (3) courses: (1) N89°53'50"E 32.14 feet; (2) thence along the arc of a curve to the left with a radius of 288.00 feet a distance of 205.07 feet through a central angle of 40°47'52" Chord: N69°29'54"E 200.77 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 510.00 feet (radius bears: N55°38'04"E) a distance of 309.11 feet through a central angle of 34°43'35" Chord: S51°43'44"E 304.40 feet to and along the westerly boundary of Phase 2, Holbrook Place Subdivision, according to the official plat thereof recorded December 5, 2019 as Entry No. 128503:2019 in the office of the Utah County Recorder; thence along said plat the following two (2) courses: (1) Southerly along the arc of a non-tangent curve to the left having a radius of 510.00 feet (radius bears: S76°41'15"E) a distance of 118.80 feet through a central angle of 13°20'46" Chord: S06°38'22"W 118.53 feet; (2) thence S00°02'02"E 157.90 feet to and along the westerly line of said Phase 1, Holbrook Place; thence along said plat the following four (4) courses: (1) along the arc of a curve to the right with a radius of 140.00 feet a distance of 66.33 feet through a central angle of 27°08'50" Chord: S13°32'24"W 65.71 feet; (2) thence S27°06'49"W 39.76 feet; (3) thence along the arc of a curve to the left with a radius of 160.00 feet a distance of 75.81 feet through a central angle of 27°08'50" Chord: S13°32'24"W 75.10 feet; (4) thence S00°02'02"E 7.37 feet to the point of beginning. (aka the proposed Holbrook Place Phase 5)