

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117

ENT 84981:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Oct 30 04:46 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58:005:0142 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30 day of October, 2025.

Ivory Land Corporation, a Utah corporation

By: [Signature]
Name: Kevin Angelsey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 2025, before me, personally appeared Kevin Angelsey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Land Corporation, a Utah Corporation.

[Signature]
Notary Public

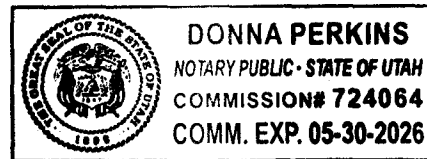


EXHIBIT A
Legal Description

Proposed HOLBROOK PLACE PHASE 12, being more particularly described as follows:

A part of the Southeast 1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°07'50" E 1283.67 feet along the Section line from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence N46°05'51" W 1,829.00 feet; thence N00°09'03" E 105.00 feet to the southerly line of a Warranty Deed recorded as Entry No. 126092:2022 on December 20, 2022 in the Utah County Recorder's Office; thence along said deed line N89°49'42" E 736.20 feet; thence S35°38'22" E 11.24 feet; thence S00°29'44" W 447.41 feet; thence S41°39'46" E 223.48 feet; thence N86°09'26" E 197.54 feet; thence N45°06'56" E 198.07 feet; thence N12°39'50" E 436.66 feet to the Section Line; thence along said Section Line S00°07'50" W 1,331.06 feet to the point of beginning.