

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



File No.:

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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 32-016-0123 (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 12/9/2025.

Ivory Land Corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 9 day of December, 2025, before me, personally appeared Kevin Anglesey, 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.

[Signature]
Notary Public

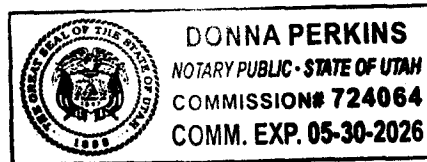


EXHIBIT A
Legal Description

TANNER FLATS @ SUMMIT RIDGE – PHASE 3

BEGINNING AT A POINT ON A LINE THAT IS N 89°55'22"W A DISTANCE OF 1077.55 FEET ALONG THE SECTION LINE AND SOUTH 1292.35 FEET FROM THE NORTH QUARTER CORNER SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°02'00" EAST FOR A DISTANCE OF 181.49 FEET TO A POINT ON A LINE; THENCE SOUTH 87°02'09" EAST FOR A DISTANCE OF 661.52 FEET TO A POINT ON A LINE; THENCE SOUTH 17°59'15" WEST FOR A DISTANCE OF 239.13 FEET TO A POINT ON A LINE; THENCE NORTH 71°48'17" WEST FOR A DISTANCE OF 29.18 FEET TO A POINT ON A LINE; THENCE SOUTH 17°31'42" WEST FOR A DISTANCE OF 596.42 FEET TO A POINT ON A LINE; THENCE NORTH 73°56'44" WEST FOR A DISTANCE OF 118.17 FEET TO A POINT ON A LINE; THENCE NORTH 66°37'01" WEST FOR A DISTANCE OF 58.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01°02'21", HAVING A RADIUS OF 2679.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 16°44'01" EAST FOR A DISTANCE OF 48.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 72°44'49" WEST FOR A DISTANCE OF 102.03 FEET TO A POINT ON A LINE; THENCE NORTH 17°31'42" EAST FOR A DISTANCE OF 119.33 FEET TO A POINT ON A LINE; THENCE SOUTH 81°49'02" WEST FOR A DISTANCE OF 182.77 FEET TO A POINT ON A LINE; THENCE SOUTH 71°37'24" WEST FOR A DISTANCE OF 60.91 FEET TO A POINT ON A LINE; THENCE SOUTH 83°27'14" WEST FOR A DISTANCE OF 101.55 FEET TO A POINT ON A LINE; THENCE NORTH 00°36'05" WEST FOR A DISTANCE OF 108.84 FEET TO A POINT ON A LINE; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 10.73 FEET TO A POINT ON A LINE; THENCE NORTH 00°49'20" WEST FOR A DISTANCE OF 62.01 FEET TO A POINT ON A LINE; THENCE NORTH 00°29'34" WEST FOR A DISTANCE OF 289.23 FEET TO A POINT ON A LINE; THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 62.08 FEET TO A POINT ON A LINE; THENCE NORTH 87°02'18" WEST FOR A DISTANCE OF 18.68 FEET TO A POINT ON A LINE; THENCE NORTH 02°57'42" EAST A DISTANCE OF 118.03 FEET TO THE POINT OF BEGINNING.