

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

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. 58-021-0432

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

Dated this 8 day of January, 2025.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 8 day of January, 2025, 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

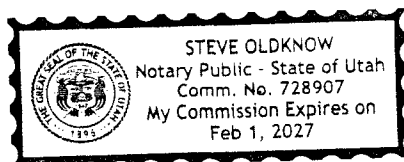


Exhibit A

A part of the Northeast Quarter of Section 2, Township 5 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 located S89°57'58"W 76.95 feet and S00°02'02"E 581.95 feet from the Northeast 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N89°56'25"E 36.00 feet; thence S00°08'15"E 533.94 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 120.00 feet (radius bears: N63°06'50"W) a distance of 27.20 feet through a central angle of 12°59'20" Chord: S33°22'50"W 27.15 feet; thence S89°51'07"W 58.72 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 84.00 feet (radius bears: N23°24'37"W) a distance of 50.27 feet through a central angle of 34°17'29" Chord: N49°26'38"E 49.53 feet; thence N00°08'15"W 524.52 feet to the point of beginning. (aka Proposed HOLBROOK BACKBONE PLAT J PHASE 3 3600 WEST ROADWAY DEDICATION PLAT)

Less and excepting therefrom the following:

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of 3600 West Street as dedicated by the HOLBROOK WAY, 3600 WEST, WATERBURY DRIVE & 2450 NORTH ROADWAY DEDICATION PLAT, according to the Official Plat thereof recorded February 21, 2017 as Entry No. 17384:2017 of the Official Records of Utah County, located South 89°57'58" West along the Section line 40.60 feet and South 583.80 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said street the following two (2) courses: 1) South 00°08'16" East 532.07 feet; 2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 120.00 feet (radius bears: North 63°06'50" West) a distance of 27.20 feet through a central angle of 12°59'20" Chord: South 33°22'50" West 27.15 feet to the Northerly line of Drexler Drive; thence South 89°51'07" West along said street 58.72 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 84.00 feet (radius bears: North 23°24'37" West) a distance of 50.27 feet through a central angle of 34°17'23" Chord: North 49°26'41" East 49.52 feet; thence North 00°08'15" West 522.69 feet; thence East 36.00 feet to the point of beginning. (aka WD 92887:2020 - Description #16 (Trail Portion of Plat H) – South Half)

67 Sq Feet

Plat Boundary

