

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 116718-JPF

SPECIAL WARRANTY DEED

Boyer-Plumb Stansbury Properties, L.C., a Utah Limited Liability Company

GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Land Corporation

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 **Tooele County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 05-036-0-0060 (for reference purposes only)

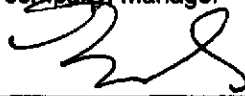
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of August, 2019.

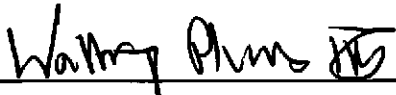
Boyer-Plumb Stansbury Properties, L.C., a Utah Limited Liability Company

BY: The Boyer Company, L.C., a Utah limited liability company, Manager

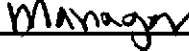
BY: 

Brian Gochnour
Manager

BY: Plumb Holdings, L.L.C., a Utah Limited Liability Company, Manager

BY: 


Walter J. Plumb IV

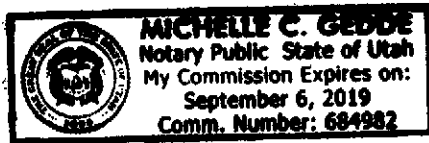
Its: 

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22nd day of August, 2019, personally appeared before me Brian Gochnour, who acknowledged himself to be the Manager of The Boyer Company, L.C., a Utah limited liability company, Manager of Boyer-Plumb Stansbury Properties, L.C., a Utah Limited Liability Company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 22nd day of August, 2019, personally appeared before me Walter J. Plumb IV, the Manager of Plumb Holdings, L.L.C., a Utah limited liability company, Manager of Boyer-Plumb Stansbury Properties, L.C., a Utah limited liability company, and that he as such Walter J. Plumb IV, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

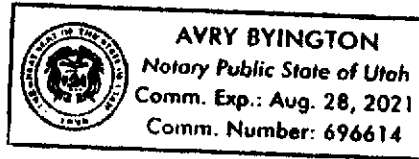


EXHIBIT A
Legal Description

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 NORTH 00°13'40" WEST 631.35 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°22'40" EAST 140.68 FEET; THENCE SOUTH 56°03'34" EAST 72.86 FEET; THENCE NORTH 89°22'40" EAST 420.06 FEET; THENCE NORTH 70°56'35" EAST 63.25 FEET; THENCE NORTH 89°22'40" EAST 110.00 FEET; THENCE NORTH 00°37'20" WEST 160.00 FEET; THENCE NORTH 01°23'28" EAST 77.92 FEET; THENCE NORTH 10°52'52" EAST 72.60 FEET; THENCE NORTH 20°47'48" EAST 72.60 FEET; THENCE NORTH 30°42'44" EAST 72.59 FEET; THENCE NORTH 40°37'41" EAST 72.60 FEET; THENCE NORTH 50°32'37" EAST 54.31 FEET; THENCE SOUTH 40°57'40" EAST 60.18 FEET; THENCE SOUTH 36°59'29" EAST 108.82 FEET; THENCE SOUTH 36°02'11" EAST 100.00 FEET; THENCE NORTH 89°22'40" EAST 56.92 FEET; THENCE NORTH 72°53'44" EAST 62.57 FEET; THENCE NORTH 89°22'40" EAST 280.00 FEET; THENCE SOUTH 00°37'20" EAST 633.00 FEET; THENCE NORTH 89°22'40" EAST 110.00 FEET; THENCE SOUTH 00°37'20" EAST 307.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89°22'40" WEST 1635.09 FEET TO THE POINT OF BEGINNING. (aka proposed Sagewood Takedown No. 3)

Entry #: 591015

07/07/2023 04:00 PM SPECIAL WARRANTY DEED

Page: 1 of 3

FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed and Tax Notice To:

Ivory Land Corporation

978 Woodoak Lane

Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah Limited Liability Company

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 Land Corporation, a Utah corporation

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 Tooele County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 05-036-0-0081, 05-036-0-0093 & 05-036-0-0094 (for reference purposes only)

[Signature on following page]

Dated this 21 day of August, 2021.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21 day of August, 2021, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

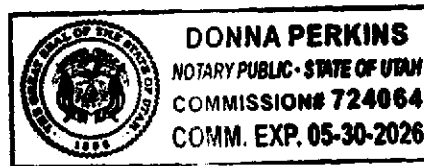


EXHIBIT A
Legal Description

PARCEL 1

That portion of the Northwest quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and meridian; Stansbury Park, Tooele County, Utah described as follows:

Beginning at a point on the South line of the Northwest quarter of Section 20, said point of beginning being North 89°22'40" East 1635.09 feet along said South line from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°37'20" West 307.00 feet; thence South 89°22'40" West 110.00 feet; thence North 00°37'20" West 633.00 feet; thence North 89°22'40" East 180.00 feet; thence South 61°28'22" East 215.25 feet; thence South 12°26'44" East 107.43 feet; thence South 00°37'20" East 530.00 feet; thence South 40°18'19" East 77.96 feet; thence South 00°37'20" East 140.00 feet; thence along said South line South 89°22'40" West 329.78 feet to the point of beginning.

PARCEL 2

PROPOSED SAGEWOOD GARDENS PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, SAID POINT OF BEGINNING BEING N89°22'40"E 3022.95 FEET ALONG SAID SOUTH LINE FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAGEWOOD VILLAGE PHASE 5 THE FOLLOWING 6 CALLS: 1.) N00°36'15"W 199.99 FEET; 2.) N00°02'29"E 79.07 FEET; 3.) N04°37'48"E 71.98 FEET; 4.) N09°43'23"E 71.98 FEET; 5.) N14°48'57"E 71.98 FEET; 6.) N19°54'32"E 71.98 FEET TO THE SOUTHWEST CORNER OF SAGEWOOD GARDENS PHASE 1; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SAGEWOOD GARDENS PHASE 1 THE FOLLOWING 11 CALLS: 1.) S67°12'57"E 101.40 FEET; 2.) N79°00'34"E 48.83 FEET; 3.) S64°47'30"E 192.00 FEET; 4.) N89°09'15"E 44.56 FEET; 5.) S64°42'14"E 96.00 FEET; 6.) S21°25'48"W 77.92 FEET; 7.) S08°40'42"W 49.82 FEET; 8.) N89°22'40"E 536.81 FEET; 9.) S45°37'20"E 56.57 FEET; 10.) N89°22'40"E 100.53 FEET; 11.) S00°37'20"E 239.99 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20; THENCE ALONG SAID SOUTH LINE S89°22'40"W 1149.73 FEET TO THE POINT OF BEGINNING.