

Mail Recorded Deed and Tax Notice To:
Boyer Holbrook Residential, LC and Ivory Development, LLC
101 South 200 East #200
Salt Lake City, Utah 84111



File No.: 98490-PF

WARRANTY DEED

HF Ranch, LC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Boyer Holbrook Residential, LC and Ivory Development, LLC

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.: 58-021-0240 and 58-021-0235 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of March, 2018.

HF Ranch, LC, a Utah limited liability company

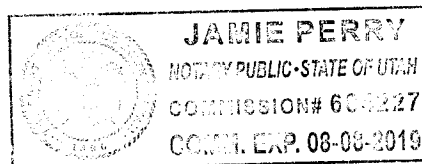
BY: Stephen Holbrook
Stephen Holbrook
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2nd day of March, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, 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



604227

8-8-2019

File No. 98490-PF

EXHIBIT A**PARCEL 1:**

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

Beginning at a point located North 00°08'15" West along the section line 2,222.16 feet and West 3,692.17 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 65°54'42" West 188.79 feet; thence North 24°01'48" East 77.98 feet; thence North 08°45'30" East 53.14 feet; thence North 01°22'15" East 164.67 feet; thence North 03°14'38" West 1.32 feet; thence North 89°49'32" East 183.89 feet; thence South 00°10'28" East 188.07 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 167.98 feet through a central angle of 32°04'52" chord: South 15°51'58" West 165.79 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 164.00 feet a distance of 22.38 feet through a central angle of 07°49'06" chord: South 27°59'51" West 22.36 feet to the point of beginning. (aka Plat B Detention Area)

PARCEL 2:

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

Beginning at a point located North 00°08'15" West along the section line 1,581.02 feet and West 3,703.28 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 77°58'22" West 80.68 feet; thence North 18°46'54" West 38.91 feet; thence North 07°56'16" West 42.47 feet; thence North 77°58'22" East 82.23 feet; thence South 12°01'38" East 81.00 feet to the point of beginning. (aka Additional Hudson Way)

PARCEL 3:

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

Beginning at a point on a common boundary line described in a Boundary Line Agreement recorded as Entry No. 9715:2017 located North 00°08'15" West along the section line 1,328.44 feet and West 1,081.26 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'02" West 131.92 feet to the Easterly line of that real property conveyed to Lehi City in Warranty Deed recorded as Entry No. 63306:2017; thence along said line North 18°29'37" West 105.67 feet to the Southerly line of that real property described in Warranty Deed recorded as Entry No. 93381:2017; thence along said line North 89°51'07" East 132.04 feet; thence South 18°25'00" East 105.70 feet to the point of beginning. (Land under Power Lines)

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



ENT 40700:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 02 03:17 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

QUITCLAIM DEED

Ivory Land Corporation, a Utah corporation,
GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims 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:

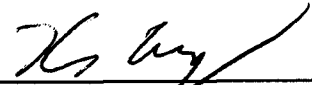
SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58:021:0309 and 58:021:0706(for reference purposes only)

Dated this

6/2/2025

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 2 day of JUNE, 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/she/they executed the same on behalf of Ivory Land Corporation, a Utah corporation.


Notary Public

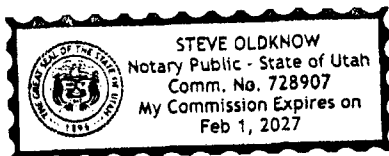


EXHIBIT A

COM N 0 DEG 8' 15" W 1573.74 FT & W 3785.45 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 77 DEG 58' 22" W 43.86 FT; S 14 DEG 53' 37" W 105.24 FT; S 67 DEG 40' 42" W 93.01 FT; N 59 DEG 4' 11" W 154.75 FT; S 77 DEG 58' 22" W 646.42 FT; N 15 DEG 54' 2" W 96.22 FT; N 77 DEG 58' 22" E 646.94 FT; N 37 DEG 47' 38" E 160.83 FT; ALONG A CURVE TO R (CHORD BEARS: N 5 DEG 46' 40" E 35.51 FT, RADIUS = 567 FT); ALONG A CURVE TO L (CHORD BEARS: N 7 DEG 53' 58" W 222.48 FT, RADIUS = 417 FT); ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 2' 21" E 399.22 FT, RADIUS = 483 FT); ALONG A CURVE TO L (CHORD BEARS: N 11 DEG 52' 14" E 195.81 FT, RADIUS = 417 FT); N 1 DEG 42' 30" W .48 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 56' 29" W 20.93 FT, RADIUS = 15 FT); S 89 DEG 49' 32" W 981.73 FT; N 15 DEG 24' 22" W 52.34 FT; N 89 DEG 49' 32" E 1239.06 FT; S 0 DEG 10' 28" E 50.5 FT; S 89 DEG 49' 32" W 120.55 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 12' 44" W 21.44 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: S 12 DEG 1' 27" W 236.82 FT, RADIUS = 510 FT); ALONG A CURVE TO L (CHORD BEARS: S 1 DEG 2' 21" W 322.35 FT, RADIUS = 390 FT); ALONG A CURVE TO R (CHORD BEARS: S 7 DEG 53' 58" E 272.1 FT, RADIUS = 510 FT); ALONG A CURVE TO L (CHORD BEARS: S 6 DEG 32' 49" W 16.96 FT, RADIUS = 474 FT); S 40 DEG 58' 50" E 110.96 FT; ALONG A CURVE TO L (CHORD BEARS: S 5 DEG 28' 16" E 13.29 FT, RADIUS = 430 FT); N 77 DEG 58' 22" E 33.75 FT; S 7 DEG 56' 16" E 42.47 FT; S 18 DEG 46' 54" E 28.84 FT TO BEG. AREA 6.164 AC.

ALSO:

COM N 623.48 FT & W 3406.37 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 51' 7" W 123.72 FT; ALONG A CURVE TO L (CHORD BEARS: S 41 DEG 0' 3" W 22.59 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 21' 13" W 123.49 FT, RADIUS = 778.04 FT); ALONG A CURVE TO L (CHORD BEARS: S 53 DEG 30' 14" E 17.91 FT, RADIUS = 15.01 FT); N 89 DEG 51' 7" E 150.33 FT; S 0 DEG 8' 52" E 93 FT TO BEG. AREA 0.323 AC.

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Residential, L.C.
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104027-JPF

WARRANTY DEED

HF Ranch, LC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Residential, L.C., 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.: 58-021-0279, 58-021-0281, 58-006-0281 and 58-021-0237 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2018.

HF Ranch, LC

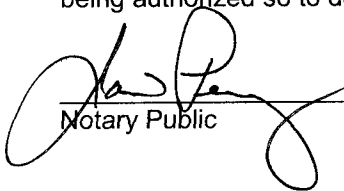
BY: 

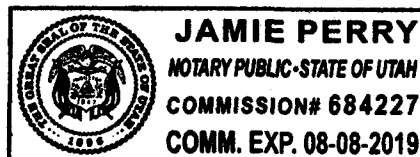
Stephen Holbrook, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a 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



File No. 104027-JPF

EXHIBIT A**PARCEL 1:**

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the North line of 3600 West Street according to the official Dedication Plat entitled Holbrook Way, 3600 West, Waterbury Drive and 2450 North, recorded February 21, 2017 as Entry No. 2017:17384 in the office of the Utah County Recorder, located North 00°07'50" East along the section line 531.96 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 1,536.58 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 88°02'27" East along said deed 41.03 feet; thence South 00°07'50" West parallel with and 41.00 feet East of the section line 1,538.10 feet to the North line of said 3600 West Street; thence North 89°52'10" West along said street 41.00 feet to the point of beginning. (aka Roadway purchase East of Turpin)

PARCEL 2:

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

Beginning at a point on a Boundary Line Agreement recorded as Entry No. 29274:2015 in the office of the Utah County Recorder located North 00°08'15" West along the section line 661.84 feet and West 1,323.60 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'07" West along said Boundary Line Agreement 1,324.72 feet; thence South 00°01'06" East along said Boundary Line Agreement 25.00 feet; thence South 89°51'06" West 1.74 feet; thence along the arc of a curve to the left with a radius of 743.00 feet a distance of 33.81 feet through a central angle of 02°36'26" Chord: South 88°32'53" West 33.81 feet; thence South 87°14'41" West 139.45 feet; thence along the arc of a curve to the right with a radius of 857.00 feet a distance of 39.00 feet through a central angle of 02°36'26" Chord: South 88°32'54" West 39.00 feet; thence South 89°51'07" West 666.29 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.58 feet through a central angle of 97°42'00" Chord: South 41°00'07" West 22.59 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 786.00 feet (radius bears: South 82°09'07" West) a distance of 123.62 feet through a central angle of 09°00'40" Chord: North 12°21'13" West 123.49 feet; thence Southeasterly along the arc of a nontangent curve to the left having a radius of 15.00 feet (radius bears: North 73°08'27" East) a distance of 19.19 feet through a central angle of 73°17'20" Chord: South 53°30'13" East 17.91 feet; thence North 89°51'07" East 692.90 feet; thence along the arc of a curve to the left with a radius of 764.00 feet a distance of 34.77 feet through a central angle of 02°36'26" Chord: North 88°32'54" East 34.76 feet; thence North 87°14'41" East 139.45 feet; thence along the arc of a curve to the right with a radius of 836.00 feet a distance of 38.04 feet through a central angle of 02°36'26" Chord: North 88°32'53" East 38.04 feet; thence North 89°51'06" East 1,136.78 feet; thence along the arc of a curve to the right with a radius of 1,036.00 feet a distance of 82.76 feet through a central angle of 04°34'37" Chord: South 87°51'35" East 82.74 feet; thence South 85°34'17" East 20.38 feet; thence along the arc of a curve to the left with a radius of 964.00 feet a distance of 77.00 feet through a central angle of 04°34'36" Chord: South 87°51'35" East 76.98 feet; thence North 89°51'07" East 9.89 feet to the Westerly line of that real property described in Deed Entry No. 96085:2016 of the official records of Utah County; thence South 00°05'46" East along said deed 60.00 feet to the point of beginning. (aka Waterbury West purchase)

PARCEL 3:

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

File No. 104027-JPF

Beginning on the Westerly line of 3600 West Street as dedicated by the Holbrook Way, 3600 West, Waterbury Drive and 2450 North Roadway Dedication Plat, according to the official plat thereof on file in the office of the Utah County Recorder, located North 00°08'15" West along the section line 2,593.95 feet and West 132.72 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 1,314.34 feet; thence North 18°33'00" West 28.47 feet; thence South 89°57'58" West 186.12 feet to the Easterly line of that real property described in Deed Entry No. 63306:2017 of the official records of Utah County; thence North 18°29'37" West along said deed 24.77 feet; thence North 89°57'58" East 1,400.41 feet to said 3600 West Street; thence along said street the following 2 (two) courses and distances: South 00°05'45" West 14.50 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 208.00 feet (radius bears: South 00°02'02" East) a distance of 124.22 feet through a central angle of 34°13'03" Chord: South 72°55'30" East 122.38 feet to the point of beginning. (aka 2700 North purchase East of power easement)

PARCEL 4:

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

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 63306:2017 of the official records of Utah County, located North 00°08'15" West along the section line 2,620.03 feet and West 1,694.89 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 496.92 feet; thence along the arc of a curve to the left with a radius of 1,989.00 feet a distance of 53.03 feet through a central angle of 01°31'39" Chord: South 89°12'09" West 53.03 feet; thence South 88°26'19" West 96.73 feet; thence along the arc of a curve to the right with a radius of 2,011.00 feet a distance of 53.61 feet through a central angle of 01°31'39" Chord: South 89°12'09" West 53.61 feet; thence South 89°57'58" West 123.31 feet; thence North 00°02'02" West 27.50 feet to a point 16.50 feet perpendicularly South of the section line; thence North 89°57'58" East parallel with the section line 815.71 feet to the Westerly line of said deed; thence South 18°29'37" East along said deed 24.77 feet to the point of beginning. (aka 2700 North purchase West of power easement)

PARCEL 5:

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

Beginning located North 00°08'15" West along the section line 2,592.53 feet and West 2,533.51 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West 109.80 feet; thence South 89°49'32" West 1,106.68 feet; thence North 00°10'28" West 50.50 feet to a point 16.50 feet perpendicularly South of the section line; thence North 89°49'32" East parallel with the section line 1,106.75 feet; thence North 89°57'58" East parallel with the section line 124.87 feet; thence South 00°02'02" East 27.50 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°03'02" West) a distance of 23.60 feet through a central angle of 90°08'22" Chord: South 44°58'51" West 21.24 feet; thence South 00°05'08" East 7.99 feet to the point of beginning. (aka 2700 North roadway purchase)

PARCEL 6:

An extension of Drexler Drive as dedicated on the Holbrook Farms Backbone Roadway Dedication Plat "B", according to the official plat recorded February 1, 2018 as Entry No. 2018:11812 in the office of the Utah County Recorder, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

File No. 104027-JPF

Beginning at a point on the Northerly line of said Drexler Drive, located North 00°08'15" West along the section line 2,301.77 feet and West 2,533.76 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°54'53" West along said street 64.00 feet; thence North 00°05'08" West 290.82 feet; thence North 89°57'58" East 63.98 feet; thence South 00°05'08" East 290.76 feet to the point of beginning. (aka remaining Drexler Drive)

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Farm, L.C.
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104245-JPF

WARRANTY DEED

HF Ranch, LC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Ivory Land Corporation, a Utah corporation and Boyer Holbrook Farm, L.C., 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.: 58-021-0281 and 58-021-0279 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2018.

HF Ranch, LC

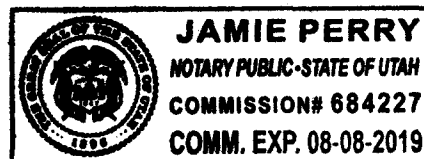
BY: Stephen Holbrook
Stephen Holbrook, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a 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



File No. 104245-JPF

EXHIBIT A**PARCEL 1:**

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

Beginning on the Westerly line of that real property described in Deed Entry No. 20746:2018 of the official records of Utah County, located North 00°08'15" West along the section line 1,573.74 feet and West 3,785.45 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 77°58'22" West 43.86 feet; thence South 14°53'37" West 105.24 feet; thence South 67°40'42" West 93.01 feet; thence North 59°04'11" West 154.75 feet; thence South 77°58'22" West 646.42 feet to the Easterly line of Parcel 2 as described in Deed Entry No. 20761:2018 of the official records of Utah County; thence North 15°54'02" West 96.22 feet; thence North 77°58'22" East 646.94 feet; thence North 37°47'38" East 160.83 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: South 86°00'59" East) a distance of 35.51 feet through a central angle of 03°35'19" Chord: North 05°46'40" East 35.51 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 417.00 feet a distance of 225.21 feet through a central angle of 30°56'36" Chord: North 07°53'58" West 222.48 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 483.00 feet a distance of 411.55 feet through a central angle of 48°49'14" Chord: North 01°02'21" East 399.22 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: North 11°52'14" East 195.81 feet; thence North 01°42'30" West 0.48 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 88°17'33" West) a distance of 23.16 feet through a central angle of 88°28'04" Chord: North 45°56'29" West 20.93 feet; thence South 89°49'32" West 981.73 feet to the Easterly right-of-way line of State Road 68; thence North 15°24'22" West along said right-of-way 52.34 feet; thence North 89°49'32" East 1,239.06 feet; thence South 00°10'28" East 50.50 feet; thence South 89°49'32" West 120.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: South 44°12'44" West 21.44 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: South 12°01'27" West 236.82 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: South 01°02'21" West 322.35 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: South 07°53'58" East 272.10 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 474.00 feet a distance of 16.96 feet through a central angle of 02°03'02" Chord: South 06°32'49" West 16.96 feet; thence South 40°58'50" East 110.96 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 430.00 feet (radius bears: North 85°24'52" East) a distance of 13.29 feet through a central angle of 01°46'17" Chord: South 05°28'16" East 13.29 feet; thence North 77°58'22" East 33.75 feet to said Deed Entry No. 20746:2018; thence South 07°56'16" East along said deed 42.47 feet; thence South 18°46'54" East along said deed 28.84 feet to the point of beginning. (aka roads surrounding apartment areas)

PARCEL 2:

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

Beginning at a point located North 00°08'15" West along the section line 1,649.31 feet and West 3,834.70 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 40°58'50" West 110.96 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 474.00 feet (radius bears: South 84°28'42" East) a distance of 16.96 feet

File No. 104245-JPF

through a central angle of 02°03'02" Chord: North 06°32'49" East 16.96 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: North 07°53'58" West 272.10 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: North 01°02'21" East 322.35 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: North 12°01'27" East 236.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: North 44°12'44" East 21.44 feet; thence North 89°49'32" East 50.61 feet; thence South 03°14'38" East 1.32 feet to the Northwest corner of that real property described in Deed Entry No. 20746:2018 of the official records of Utah County; thence along said deed the following 4 (four) courses and distances: South 01°22'15" West 164.67 feet; thence South 08°45'30" West 53.14 feet; thence South 24°01'48" West 77.98 feet; thence South 65°54'42" East 18.54 feet to the Northerly extension of the Westerly line of that real property described in Deed Entry No. 20748:2018 of the official records of Utah County; thence along said extension and Westerly line of said deed the following 6 (six) courses and distances: South 22°13'06" West 92.67 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 130.00 feet (radius bears: South 67°46'47" East) a distance of 135.95 feet through a central angle of 59°55'13" Chord: South 07°44'24" East 129.84 feet; thence South 37°42'00" East 41.17 feet; thence along the arc of a curve to the right with a radius of 170.00 feet a distance of 135.57 feet through a central angle of 45°41'36" Chord: South 14°51'12" East 132.01 feet; thence South 08°00'00" West 175.20 feet; thence along the arc of a curve to the left with a radius of 430.00 feet a distance of 94.45 feet through a central angle of 12°35'08" Chord: South 01°42'26" West 94.26 feet to the point of beginning. (aka canal purchase East of apartments)

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

ENT 80505:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 15 10:18 AM FEE 40.00 BY AS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



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

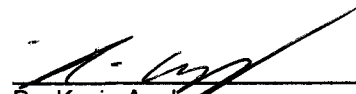
TAX ID NO.: 58-021-0262, 58-021-0706, 58-021-0737, 58-021-0309 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11/14/24.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 14 day of November, 2024, 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.


Notary Public

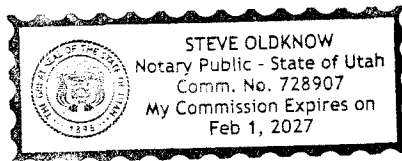


EXHIBIT A

Legal Description

A part of the Northwest 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 along the northwesterly corner of HOLBROOK BACKBONE PLAT G PH 1 ROAD DEDICATION, according to the official plat thereof recorded November 22, 2021 as Entry No. 196006-2021 in the Utah County Recorder's Office, said point being located N0°08'15"W 724.63 feet along the Section line and S89°51'45"W 3404.85 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; Thence along said Plat S00°08'53"E 93.00 feet to the northerly boundary line of HOLBROOK FARMS PLAT F, according to the official plat thereof recorded March 27, 2020 as Entry No. 39366:2020 in the Utah County Recorder's Office; thence along the northerly line of said Plat S89°51'07"W 123.66 feet to and along a northerly boundary line of that SPECIAL WARRANTY DEED recorded July 1, 2020 as Entry No. 92887-2020 in the Utah County Recorder's Office; thence along said deed the following seven (7) courses: (1) along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.58 feet through a central angle of 97°42'00" Chord : S41°00'07"W 22.59 feet; thence (2) S82°09'07"W 93.00 feet; thence (3) Northerly along the arc of a non-tangent curve to the left having a radius of 693.00 feet (radius bears: S82°09'07"W) a distance of 119.34 feet through a central angle of 09°52'01" Chord: N12°46'54"W 119.19 feet; thence (4) N17°42'54"W 144.35 feet; thence (5) Northerly along the arc of a non-tangent curve to the left having a radius of 1,943.11 feet (radius bears: S72°17'43"W) a distance of 182.00 feet through a central angle of 05°22'00" Chord: N20°23'17"W 181.94 feet; thence (6) N23°04'18"W 445.53 feet; thence (7) N59°04'11"W 154.75 feet; thence N15°35'36"W 96.19 feet to a southerly boundary line of that Warranty Deed recorded June 29, 2018 as Entry No. 61322-2018 in the Utah County Recorder's Office; thence along said Deed the following four (4) courses: (1) N37°47'38"E 160.83 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: S86°00'59"E) a distance of 35.51 feet through a central angle of 03°35'19" Chord: N05°46'40"E 35.51 feet; thence (3) Northerly along the arc of a non-tangent curve to the left having a radius of 416.83 feet (radius bears: N82°25'17"W) a distance of 225.21 feet through a central angle of 30°57'22" Chord: N07°53'58"W 222.48 feet; thence (4) Northerly along the arc of a non-tangent curve to the right having a radius of 483.00 feet (radius bears: N66°37'44"E) a distance of 411.55 feet through a central angle of 48°49'14" Chord: N01°02'21"E 399.22 feet to a point of reverse curvature, and to and along the easterly boundary line of that Warranty Deed recorded June 29, 2018 as Entry No. 61335-2018 in the Utah County Recorder's Office; thence along said deed the following four (4) courses: (1) along the arc of a curve to the left having a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: N11°52'14"E 195.81 feet; thence (2) N01°42'30"W 0.48 feet; thence (3) Northwesternly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S88°17'33"W) a distance of 23.16 feet through a central angle of 88°28'04" Chord: N45°56'29"W 20.93 feet; thence (4) S89°49'32"W 574.50 feet; thence North 50.50 feet to the southerly right-of-way line of the existing 2700 NORTH ST; thence along said southerly right-of-way line N89°49'32"E 817.93 feet; thence S00°10'28"E 50.50 feet to the northerly line of that Special Warranty Deed recorded May 9, 2019 as Entry No. 40558-2019 in the Utah County Recorder's Office; thence along the northerly line of said Deed S89°49'32"W 120.55 feet to and along that Warranty Deed recorded June 29, 2018 as Entry No. 61315:2018 in the Utah County Recorder's Office; thence along said Deed the following six (6) courses: (1) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: S44°12'44"W 21.44 feet to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: S12°01'27"W 236.82 feet to a point of reverse curvature; thence (3) along the arc of a curve to the left having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: S01°02'21"W 322.35 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: S07°53'58"E 272.10 feet; thence (5) S06°32'49"W 16.96 feet; thence (6) S40°58'50"E 110.96 feet to the westerly boundary line of HOLBROOK FARMS PLAT B, PHASE 3, according to the official plat thereof recorded June 15, 2018 as Entry No. 56054-2018 in the Utah County Recorder's Office; thence along said plat the following two (2) courses: (1) S05°28'16"E 13.29 feet; thence (2)

N77°58'22"E 115.98 feet; thence S12°01'38"E 71.00 feet; thence S77°58'22"W 125.73 feet to and along that Special Warranty Deed recorded July 1, 2020 as Entry No. 92722-2020 in the Utah County Recorder's Office; thence along said Deed S14°53'37"W 105.24 feet; thence S23°04'18"E 444.32 feet; thence along the arc of a curve to the right with a radius of 2,035.93 feet a distance of 190.70 feet through a central angle of 05°22'00" Chord: S20°23'18"E 190.63 feet; thence S17°42'54"E 144.35 feet; thence along the arc of a curve to the right with a radius of 786.00 feet a distance of 11.74 feet through a central angle of 00°51'21" Chord: S17°17'14"E 11.74 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 19.19 feet through a central angle of 73°17'20" Chord: S53°30'13"E 17.91 feet; thence N89°51'07"E 150.27 feet to the point of beginning.