

ENT 41831:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 25 01:46 PM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 180051-DMF

SPECIAL WARRANTY DEED

Holbrook HGS, LC,

GRANTOR(S), of Lehi, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-047-0054 (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]

05th sh

Dated this 24th day of June, 2024.

Holbrook HGS, LC

BY: Scott R. Holbrook
Scott R. Holbrook
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

25th sh

On 24th day of June, 2024, before me, personally appeared Scott R. Holbrook, 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 Holbrook HGS, LC.

[Signature]

Notary Public

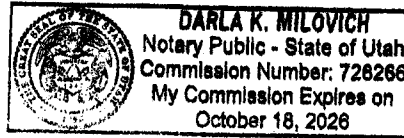


EXHIBIT A
Legal Description

Located in the Northeast Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:

Beginning at a point located North 89°06'06" West 510.81 feet along the Section line from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence continuing along said section line South 00°53'55" West 652.57 feet; thence South 62°25'13" West 106.94 feet; thence North 00°53'55" East 703.56 feet; thence South 89°06'06" East 94.00 feet to the point of beginning.

ENT 41833:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
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RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 179486-DMF

SPECIAL WARRANTY DEED

Holbrook HGS, LC,

GRANTOR(S), of Lehi, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-047-0054 (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 25 day of June, 2024.

Holbrook HGS, LC

BY: Scott R. Holbrook
Scott R. Holbrook
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 25 day of June, 2024, before me, personally appeared Scott R. Holbrook, 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 Holbrook HGS, LC.

[Signature]
Notary Public

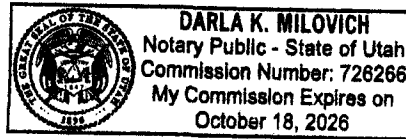


EXHIBIT A
Legal Description

Located in the Northeast Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:

Beginning at a point located S0°52'29"W 629.83 feet from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence S00°58'52"W 765.57 feet; thence S62°14'18"W 1,082.24 feet; thence N40°26'13"W 922.69 feet; thence N62°25'13"E 1,235.85 feet; thence S89°24'31"E 473.85 feet to the point of beginning.