

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

ENT 162269 : 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Sep 20 01:25 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Boyer Holbrook Residential, L.C., 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 Development, LLC

GRANTEE(S) of Murray, 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.: 58-021-0392

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 20th day of September, 2021.

Boyer Holbrook Residential, L.C.,
a Utah limited liability company

By: The Boyer Company, L.C., Its Manager

BY: Uffit _____
NAME: _____
ITS: _____

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of September, 2021, personally appeared before me Patrick Moffat, who acknowledged themselves to be the Manager of The Boyer Company, L.C., Manager of Boyer Holbrook Residential, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AVRY BYINGTON
Notary Public

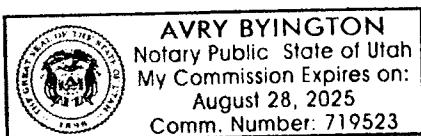


EXHIBIT A
Legal Description

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 717.78 feet and West 2,891.35 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 27.98 feet to the Easterly line of that real property described in Deed Entry No. 30109:2018 of the official records of Utah County; thence along said deed the following 2 (two) courses and distances: North 426.74 feet; thence along the arc of a curve to the left having a radius of 1,000.00 feet a distance of 211.77 feet through a central angle of 12°08'00" Chord: North 06°04'00" West 211.37 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 222.00 feet (radius bears: N59°42'30"E) a distance of 10.46 feet through a central angle of 02°41'59" Chord: South 31°38'29" East 10.46 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 278.00 feet a distance of 160.07 feet through a central angle of 32°59'29" Chord: South 16°29'44" East 157.87 feet; thence South 476.58 feet to the point of beginning. (aka Heston Park Extension Boyer South portion)

Less and excepting therefrom that portion lying within the bounds of Holbrook Farms Plat C Phase 1, according to the official plat thereof.

ENT 32189 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 02 12:45 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

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



File No.: _____

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah 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.: 58-021-0722 (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

5/21/2025

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 2 day of MAY, 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, a Utah corporation.



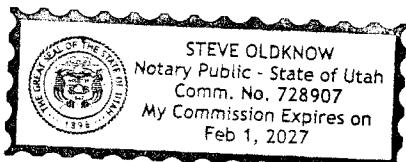
Notary Public

EXHIBIT A
Legal Description

COM N 1190.65 FT & W 2559.9 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 8' 54" E 463.98 FT; S 89 DEG 51' 6" W 93.26 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 32' 54" W 38.04 FT, RADIUS = 836 FT); S 87 DEG 14' 41" W 93.19 FT; N 11.43 FT; N 69.55 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 4' 26" E 21.24 FT, RADIUS = 15 FT); N 0 DEG 13' 18" W 20 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 55' 37" W 21.19 FT, RADIUS = 15 FT); N 70.32 FT; ALONG A CURVE TO L (CHORD BEARS: N 81 DEG 54' 48" E 16.91 FT, RADIUS = 556.03 FT); N 8 DEG 57' 31" W 38 FT; ALONG A CURVE TO R (CHORD BEARS: S 85 DEG 26' 48" W 79.57 FT, RADIUS = 517.98 FT); S 89 DEG 51' 6" W 41.59 FT; N 234.01 FT; N 89 DEG 51' 6" E 333.25 FT TO BEG. AREA 2.956 AC.