

12557098
6/16/2017 10:47:00 AM \$15.00
Book - 10568 Pg - 2704-2706
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:

~~Cottonwood Development, LLC~~ Bengal Blvd. Holdings
~~2050 East Bengal Boulevard~~ 299 South Main, Ste 2400
~~Salt Lake Heights, UT 84111~~ Salt Lake City, UT 84111



**COTTONWOOD
TITLE**

File No.: 91941-AF

SPECIAL WARRANTY DEED

Ivory Development, LLC

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

~~Cottonwood Development, LLC~~
Bengal Blvd Holdings, LLC

GRANTEE(S) of Cottonwood Heights, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 22-35-102-049 (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 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 14 th day of June, 2017.

Ivory Development, LLC

BY: 
David Wolfgramm
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14 th day of June, 2017, personally appeared before me David Wolfgramm, who acknowledged himself to be the Manager of Ivory Development, LLC, a limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

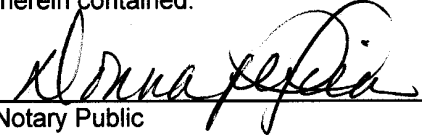

Notary Public



EXHIBIT A

Lot 1 per that certain plat map titled "Danish Heights Subdivision" per Book 2007P at Page 313, on file at the Salt Lake County, Utah Recorder's office.

LESS AND EXCEPTING a portion of said Lot 1, described as follows:

Commencing at the Northwest corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said Northwest corner being a found brass cap monument; thence along the North line of the Northwest quarter of said Section 35 North 89°56'40" East 594.70 feet; thence departing said North line South 05°18'57" West 944.00 feet to a point on the East subdivision line as defined in that certain plat map titled "Scottsdale Ridge Subdivision Phase 2", per Book 95-10P at Page 290, on file at the Salt Lake County Recorder's office, said point also being the Southwest corner of Lot 1 of said Danish Heights Subdivision; thence along the South line of said Lot 1 North 89°58'57" East 218.83 feet (record East 218.96 feet per that certain plat map titled "Bret Steel Subdivision" per Book 96-4P at Page 97 on file at the Salt Lake County, Utah Recorder's office) to the most Northeast corner of Lot 1 per said Bret Steel Subdivision, said corner being coincident with a Southerly corner of Lot 1 of said Danish Heights Subdivision, said point also being the point of beginning; thence North 88°44'53" East 34.62 feet to a Southwest corner of Lot 2 of said Danish Heights Subdivision; thence the next two (2) calls along said Lot 2: (1) North 89°48'28" East 152.67 feet; (2) South 04°07'38" West 83.21 feet (record 83.64 feet) to a point on a Northerly line of Lot 7 of said Danish Heights Subdivision; thence along said Northerly line of Lot 7 South 67°30'00" West 302.78 feet (record 302.06 feet) to a point on the Easterly line of Lot 1 of said Bret Steel Subdivision; thence along said Easterly line North 26°28'57" East 220.76 feet to the point of beginning.