

01187125 B: 2734 P: 1392

Page 1 of 3

Rhonda Francis Summit County Recorder

04/13/2022 02:53:48 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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



File No.: 154736-DMF

---

## SPECIAL WARRANTY DEED

**Melvin R. Brown and Sally Jill Brown, husband and wife as joint tenants**

**GRANTOR(S)** of Coalville, 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 **Summit County**, State of Utah:


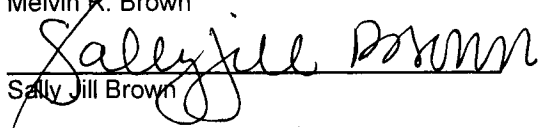
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** NS-496-A and NS-495 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 12th day of April, 2022.

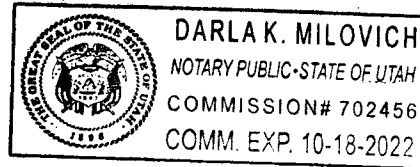
  
Melvin R. Brown  
  
Sally Jill Brown

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of April, 2022, before me, personally appeared Melvin R. Brown, 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.

  
Notary Public

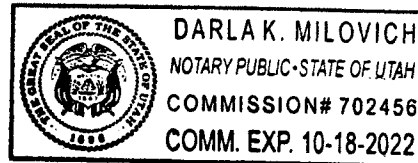


STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of April, 2022, before me, personally appeared Sally Jill Brown, 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.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

The North 1/2 of the Southwest 1/4 and the North 10 rods of the Southwest 1/4 of the Southwest 1/4 (Beginning 70 rods North of the Southwest corner; thence East 80 rods; thence North 10 rods; thence West 80 rods; thence South 10 rods to the beginning) of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

ALSO:

The West 1/2 of the Northeast 1/4, of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

ALSO:

The East 1/2 of the Northwest 1/4, Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

LESS AND EXCEPTING the following:

Beginning at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian, and running thence South 89°02'38" East 733.23 feet, more or less, along the North Section line to an existing fence line; the following 8 courses are along said fence line, thence South 07°48'17" West 192.11 feet; thence South 32°57'17" West 100.42 feet; thence South 48°39'02" West 519.01 feet; thence South 21°23'27" West 310.15 feet; thence South 78°47'50" West 130.09 feet; thence South 00°14'16" West 337.12 feet; thence South 18°30'39" East 18.92 feet; thence South 03°10'05" West 22.71 feet; thence South 81°34'27" West 25.70 feet, more or less, to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence North 1325.28 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A parcel of land located in Section 22, Township 2 North, Range 5 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the West line of the Southwest quarter of said Section 22, said point being North 00°50'30" West 1204.57 feet along the section line from the Southwest corner of said Section 22, and running thence North 00°50'30" West 820.15 feet along said West line; thence North 90°00'00" East 181.97 feet; thence South 33°55'36" East 94.42 feet; thence South 42°57'58" East 71.47 feet; thence South 28°52'56" East 203.52 feet; thence South 08°10'24" East 127.98 feet; thence South 06°09'35" West 390.68 feet; thence North 89°21'23" West 345.93 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at the West 1/4 Corner of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian, and running thence North 89°43'52" East 175.00 feet along the 1/4 Section line; thence South 22°06'46" East 215.99 feet; thence South 13°33'18" East 314.00 feet; thence West 322.49 feet to a point on the section line; thence North 0°50'30" West 504.59 feet along the section line to the point of beginning.

01187126 B: 2734 P: 1395

Page 1 of 3

Rhonda Francis Summit County Recorder

04/13/2022 02:53:48 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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



File No.: 154736-DMF

## QUITCLAIM DEED

**Melvin R. Brown and Sally Jill Brown, husband and wife as joint tenants**

**GRANTOR(S)** of Coalville, 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**

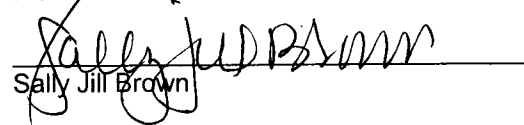
and other good and valuable consideration, the following described tract of land in **Summit County, State of Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** NS-496-A and NS-495 (for reference purposes only)

Dated this 12th day of April, 2022.

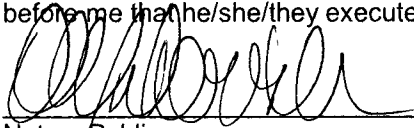
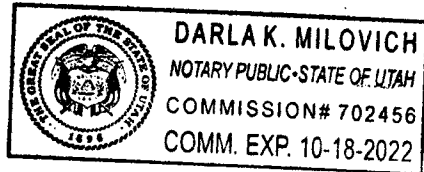
  
Melvin R. Brown

  
Sally Jill Brown

STATE OF UTAH

COUNTY OF SALT LAKE

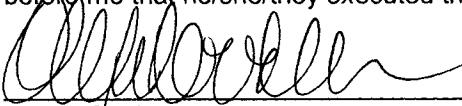
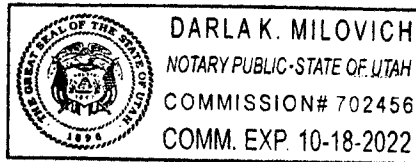
On this 12th day of April, 2022, before me, personally appeared Melvin R. Brown, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of April, 2022, before me, personally appeared Sally Jill Brown, 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.

  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID POINT BEING N00°50'30"W 1144.55 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 22, AND RUNNING THENCE S89°21'23"E 1352.29 FEET; THENCE N01°08'15"E 176.34 FEET; THENCE S89°51'18"E 1285.06 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22; THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE N01°04'30"W 1339.36 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 22; THENCE N89°43'52"E 1309.44 FEET ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 22 TO THE CENTER EAST SIXTEENTH SECTION CORNER OF SAID SECTION 22; THENCE N00°52'42"W 2643.09 FEET ALONG THE EAST SIXTEENTH LINE OF SAID SECTION 22 TO THE EAST SIXTEENTH CORNER ON THE NORTH LINE OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE S89°50'15"W 1318.55 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID SECTION 22 S89°50'15"W 586.24 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) S06°44'17"W 194.78 FEET, 2) S31°53'17"W 100.42 FEET, 3) S47°35'02"W 519.01 FEET, 4) S20°19'27"W 310.15 FEET, 5) S77°43'50"W 130.09 FEET, 6) S00°49'44"E 337.12 FEET, 7) S19°34'39"E 18.92 FEET, AND 8) S02°06'05"W 23.65 FEET TO THE NORTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S89°46'56"W 24.02 FEET ALONG SAID NORTH SIXTEENTH LINE TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 22; THENCE ALONG THE WEST SIXTEENTH LINE OF SAID SECTION 22 S01°04'13"E 1324.05 FEET TO THE CENTER WEST SIXTEENTH SECTION CORNER OF SAID SECTION 22; THENCE S89°43'52"W 1143.73 FEET ALONG THE EAST-WEST QUARTER SECTION LINE; THENCE S22°06'46"E 215.99 FEET; THENCE S13°33'18"E 314.00 FEET; THENCE N90°00'00"W 322.49 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE S00°50'30"E 100.01 FEET ALONG SAID WEST LINE; THENCE N90°00'00"E 181.97 FEET; THENCE S33°55'36"E 94.42 FEET; THENCE S42°57'58"E 71.47 FEET; THENCE S28°52'56"E 203.52 FEET; THENCE S08°10'24"E 127.98 FEET; THENCE S06°09'35"W 390.68 FEET; THENCE N89°21'23"W 345.93 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE S00°50'30"E 60.02 FEET ALONG SAID WEST LINE THE POINT OF BEGINNING.