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Rhonda Francis Summit County Recorder

12/28/2021 11:13:34 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed and Tax Notice To:

Ivory Land Corporation

978 Woodoak Lane

Salt Lake City, Utah 84117

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

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 attached Exhibit A

Parcel No. PCA-92 and PCA-SS-122

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 27 day of December, 2021.

Ivory Land Corporation

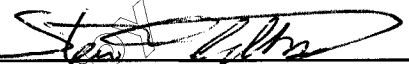

By: Kevin Anglesey

Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of December, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

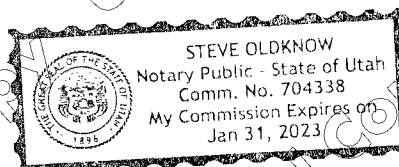


Exhibit A

A parcel of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder, thence North 63°17'52" East 344.36 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat; thence North 75°52'07" East 1,501.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat; thence North 38°46'13" West 606.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat; thence North 39°40'23" West 214.68 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11, thence South 88°46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2; thence North 00°00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property; thence North 68°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property; thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 56°57'32" East 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B); thence South 89°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B); thence Southeasterly 252.20 feet along the arc of a 2,814.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 86°46'19" East 252.11 feet with a central angle of 05°08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B); thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40; thence South 07°02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40; thence South 07°03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40; thence South 42°31'04" West 3,012.86 feet; thence South 103.66 feet to the projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376621 in the Office of the Summit County Recorder; thence North 89°30'31" West 1,368.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Less and excepting therefrom that portion lying within the bounds of Park City Heights Phase 1 Subdivision, Park City Heights Phase 2, and Park City Heights Phase 3, all as recorded in the office of the Summit County Recorder.

Also less and excepting therefrom the following:

Proposed PARK CITY HEIGHTS PHASE 4 SUBDIVISION, being more particularly described as follows:

A portion of the Southwest quarter and the Southeast quarter of Section 2 and the Northwest quarter and the Northeast quarter of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 65, PARK CITY HEIGHTS PHASE 1 SUBDIVISION, according to the official plat thereof on file in the office of the Summit County Recorder, located South 88°46'45" East along the section line 2,377.21 feet and North 389.50 feet from the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 66°38'51" East along said plat 535.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: North 66°40'56" East) a distance of 655.71 feet through a central angle of 46°57'41" Chord: South 46°47'55" East 637.51 feet to the Westerly right-of-way of State Highway 40; thence along said right-of-way South 07°03'48" East 465.54 feet; thence South 42°31'04" West 197.10 feet; thence North 63°15'58" West 132.32 feet; thence North 61°24'14" West 90.83 feet; thence North 54°09'38" West 40.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 942.00 feet (radius bears: North 54°09'38" West) a distance of 27.30 feet through a central angle of 01°39'37" Chord: North 35°00'33" East 27.30 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,335.00 feet (radius bears: North 24°49'48" East) a distance of 974.84 feet through a central angle of 41°50'18" Chord: North 44°15'03" West 953.32 feet to the point