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Page 1 of 2

Rhonda Francis Summit County Recorder

08/25/2021 11:20:12 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 23 day of August, 2021.

Ivory Land Corporation

  
By: Kevin Anglesey

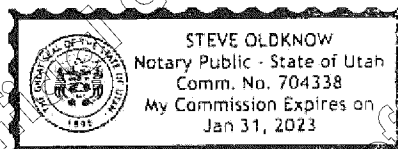
Its: Secretary

State of Utah

County of Salt Lake

On the 23 day of August, 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**

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 of beginning.