

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

ENT 118664:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Nov 18 09:47 AM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Ivory Development, LLC, 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 Land Corporation, a Utah corporation

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.: 32:016:0064 (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 16 day of November, 2022.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16 day of November, 2022, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

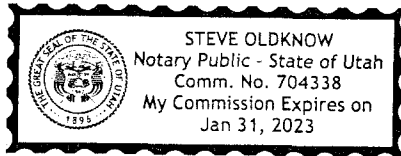


EXHIBIT A
Legal Description

Commencing at a point 700 feet West of the Southeast corner of the Northeast quarter of the Southwest quarter of Section 10, Township 10 South of Range 1 East, Salt Lake Meridian; thence West 620 feet; thence North 160 rods; thence East 1080 feet to the railroad right of way; thence Southwesterly along the railroad right of way to the point of beginning.

SUBJECT TO the effects of Boundary Line Agreement (Fence Line), recorded May 9, 2007 as Entry No. 68561:2007.

LESS AND EXCEPTING any portion of land lying within the railroad right of way.