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Rhonda Francis Summit County Recorder

06/08/2022 10:50:21 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed and Tax Notice To:  
Annapurna Capital Partners LP, a Utah limited liability company  
900 South Donner Way, #602  
Salt Lake City, UT 84108

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## 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

**Annapurna Capital Partners LP, a Utah limited partnership**

**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.:** FT-53-A (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 8 day of June, 2022.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]  
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8 day of June, 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**

A portion of land located in the Southeast Quarter of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian:

Beginning at a point North 00°00'00" East 948.55 feet and North 90°00'00" West 51.00 feet from the Southeast corner of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence North 89°39'31" West 155.78 feet; thence North 00°20'29" East 113.00 feet; thence North 89°39'31" West 240.68 feet; thence North 00°20'29" East 291.17 feet; thence South 01°27'11" East 249.28 feet; thence South 89°56'50" East 387.72 Feet; thence South 00°00'00" East 156.97 feet to the point of beginning.