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5/15/2018 12:15:00 PM \$14.00
Book - 10674 Pg - 5703-5705
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:
Ivory Development, LLC
Attn: Chris Gamvroulas
978 East Woodoak Lane
Salt Lake City, Utah 84117

WITH A COPY TO:
Kirton McConkie
Attn: Loyal Hulme
50 East South Temple Street, Suite 400
Salt Lake City, Utah 84111

APN: ^{Part 06} ~~27-24-352-001~~ and 27-24-300-056

ENT 49380

CORRECTIVE SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, S.F.P.J. LLC, a Utah limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to IVORY DEVELOPMENT, LLC, a Utah limited liability company, with an address of 978 East Woodoak Lane, Salt Lake City, Utah 84117, as Grantee, the real property located in Draper City, Utah described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies.

[SIGNATURE TO FOLLOW]

4821-1070-2920

This Special Warranty Deed is being recorded to correct the legal description in the Special Warranty Deed recorded September 21, 2017 as Entry Number 12620760 in Book 10600 at page 7435 of the Salt Lake County Records.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of March, 2018

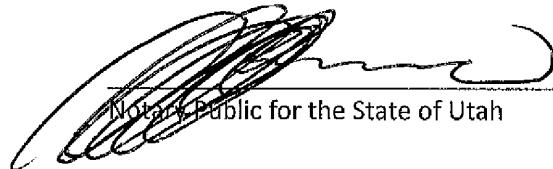
S.F.P.J. L.L.C,
a Utah limited liability company

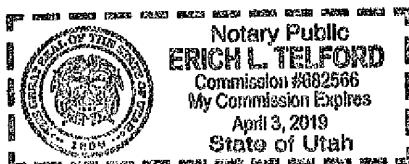
By: 
Susan Frampton, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 24 day of March 2018, personally appeared before me Susan Frampton, known or satisfactorily proved to me to be the Manager of S.F.P.J. L.L.C, a Utah limited liability company, who acknowledged to me the she signed the foregoing instrument in such capacity for said corporation.

WITNESS my hand and official seal.


Notary Public for the State of Utah



LEGAL DESCRIPTIONS
PREPARED FOR
IVORY DEVELOPMENT, LLC
FRAMPTON SUBDIVISION
DRAPER, UTAH
(Revised January 18, 2018)
15-026

TAKEDOWN PARCEL 1
(WEST)

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point located N89°54'32"E along the Section line 760.64 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B.& M.; thence along a Boundary Line Agreement recorded in Deed Book 4824 Page 1498 of the Official Records of Salt Lake County, and along the centerline of an existing creek the following 9 (nine) courses and distances: N21°31'28"W 149.85 feet; thence N71°02'08"W 64.72 feet; thence N1°46'22"E 31.69 feet; thence N62°48'48"W 50.40 feet; thence N9°12'22"E 153.15 feet; thence N57°42'18"W 74.60 feet; thence N21°48'38"W 112.66 feet; thence S81°52'32"W 52.81 feet; thence N49°34'56"W 227.41 feet to the easterly line of TIME SQUARE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said plat the following 8 (eight) courses and distances: N30°30'24"E 106.98 feet; thence N27°03'36"W 69.69 feet; thence N78°43'14"E 41.13 feet; thence N48°33'04"E 129.64 feet; thence S69°25'26"E 59.87 feet; thence N12°44'34"E 277.75 feet; thence N12°44'24"E 8.81 feet; thence N79°33'36"W 2.53 feet to a Boundary Line Agreement recorded in Deed Book 4824 Page 1498 of the Official Records of Salt Lake County; thence along said Boundary Line Agreement the following 3 (three) course and distances: N12°37'32"E 116.04 feet; thence N12°27'28"W 108.13 feet; thence N00°05'28"W 106.22 feet to the south line of Lot 1, RICHARDSON SUBDIVISION AT DRAPER, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°59'26"E along said plat 26.65 feet; thence N5°54'45"E along said plat 12.14 feet; thence N89°53'47"E 647.95 feet; thence S00°06'13"E 124.00 feet; thence N89°53'47"E 54.22 feet; thence S00°06'13"E 59.95 feet; thence S05°00'59"W 486.69 feet; thence N89°54'33"W 108.85 feet; thence S05°00'59"W 343.94 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 24.90 feet through a central angle of 95°06'27" (chord: S42°32'15"E 22.14 feet); thence S00°05'28"E 59.99 feet; thence S89°54'32"W 8.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.22 feet through a central angle of 84°53'33" (chord: S47°27'45"W 20.25 feet); thence S05°00'59"W 11.65 feet; thence along the arc of a curve to the left with a radius of 120.00 feet a distance of 43.75 feet through a central angle of 20°53'20" (chord: S05°25'41"E 43.51 feet); thence S15°52'21"E 157.42 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 20.94 feet through a central angle of 79°59'41" (chord: S55°52'12"E 19.28 feet) to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 180.00 feet a distance of 18.15 feet through a central angle of 05°46'34" (chord: N87°01'15"E 18.14 feet); thence N89°54'32"E 5.53 feet; thence S00°05'28"E 60.00 feet; thence Southwesterly along the arc of non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°05'28"E) a distance of 27.69 feet through a central angle of 105°46'53" (chord: S37°01'05"W 23.92 feet); thence S15°52'21"E 42.57 feet; thence along the arc of a curve to the right having a radius of 180.00 feet a distance of 49.87 feet through a central angle of 15°52'21" (chord: S07°56'11"E 49.71 feet); thence South 8.72 feet; thence S89°54'33"W along the Section line 443.85 feet to the point of beginning.

Contains: 23.00+/- acres