

Mail Recorded Deed and Tax Notice To:
Avorio 2626, LLC, a Utah limited liability company
978 East Woodoak Lane
Salt Lake City, UT 84117

13197561
2/20/2020 10:05:00 AM \$40.00
Book - 10898 Pg - 6386-6388
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



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

Avorio 2626, LLC, a Utah limited liability company

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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-15-230-011 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 19 day of February, 2020

Ivory Land Corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19 day of February, 2020, personally appeared before me Kevin Anglesey, who being by me duly sworn did say that he is 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 said Kevin Anglesey acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

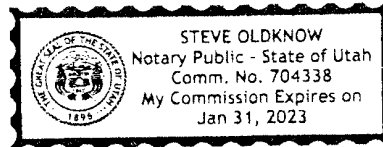


EXHIBIT A
Legal Description

Beginning at a point North 1322.10 feet and North 89°46' West 251.80 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°46' West 220.75 feet; thence North 00°10' East 48.90 feet; thence North 89°46' West 362.00 feet; thence North 00°10' East 674.00 feet; thence North 84°00' West 28.00 feet; thence North 00°10' East 25.00 feet; thence South 84°00' East 75.00 feet; thence North 79°00' East 69.00 feet; thence North 70°00' East 53.85 feet; thence South 09°00' East 176.92 feet; thence South 57°48'26" East 191.60 feet; thence North 01°38'40" West 40.51 feet; thence South 89°46' East 91.00 feet; thence South 43°00' East 38.00 feet; thence South 36°00' East 100.00 feet; thence South 32°00' East 100.00 feet; thence South 05°00' West 65.30 feet; thence South 00°10'00" West 284.00 feet; (the actual bearing and distance along this line to close is South 00°46'10" West 284.50 feet) to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the Northerly line of the CJS Investments LLC parcel described in that certain Quit Claim Deed recorded March 21, 1996 as Entry No. 6309140 in Book 7356 at Page 1628 in the office of the Salt Lake County Recorder, said point being North 1322.10 feet and North 89°46'00" West 471.12 feet (North 89°46'00" West 472.55 feet by Deed) and North 00°10'00" East 500.74 feet (North 00°10'00" East 501.99 feet by Deed) from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 79°18'42" West 344.22 feet; thence North 00°10'00" East 182.17 feet, more or less, to the Northerly line of said parcel; thence Easterly along said Northerly line the following (3) courses: (1) South 84°00'00" East 21.87 feet, (2) North 79°00'00" East 69.00 feet, (3) North 70°00'00" East 221.00 feet along said Northerly line and line extended to the most Northerly corner of the Christopher J. and Molly P. Sumner parcel per Survey prepared by Bush & Gudgell as 29106 dated December 1976; thence South 72°00'00" East along the Northerly line of said parcel 42.13 feet, more or less, to a point on the Westerly line of the Schocker Commercial Properties LLC parcel; thence Southerly along the Westerly and Southerly lines of said Schocker parcels the following (2) courses: (1) South 00°10'00" West 277.69 feet, (2) South 89°46'00" East 91.00 feet; thence South 43°00'00" East 1.30 feet; thence South 65°56'01" West 99.19 feet to the point of beginning.