

When Recorded Mail To:
Ivory Development, LLC
978 East Woodoak Lane
Salt Lake City, UT 84117

13560952
2/9/2021 10:54:00 AM \$40.00
Book - 11114 Pg - 9623-9625
RASHELLE HOBBS
Recorder, Salt Lake County, UT
AMERICAN SECURE TITLE SL
BY: eCASH, DEPUTY - EF 3 P.

Property #:533-3695

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Ivory Development, LLC, GRANTEE, of 978 East Woodoak Lane, Salt Lake City, County of Salt Lake, State of Utah, 84117, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

A parcel of land situate in the NE 1/4 of Section 27, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the northerly line of QUAIL RIDGE #3 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 5291887 in Book 92-7 at Page 143, located North 0°06'50" East 396.00 feet along the Section line and South 89°59'35" West 615.99 feet from the East Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said QUAIL RIDGE #3 Subdivision and to and along the northerly line of QUAIL RIDGE #4 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 5291888 in Book 92-7 at Page 144, South 89°59'35" West 561.72 feet to the easterly right of way line of the South Jordan Canal as determined by survey and described by a Deed on file in the Office of the Salt Lake County Recorder at Book "W" at Page 44; thence along said easterly line the following four (4) courses: (1) North 23°16'08" East 117.51 feet; thence (2) North 16°50'21" East 78.35 feet; thence (3) North 11°49'40" East 80.32 feet; thence (4) North 06°53'38" East 53.89 feet to the southerly line of FARM MEADOWS No. 1 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 3263071 in Book 79-4 at Page 102; thence along said FARM MEADOWS No. 1 Subdivision North 89°59'58" East 470.27 feet; thence South 00°06'37" West 315.00 feet to the point of beginning.

(Part of: Tax parcel number: 27-27-278-027)

160523
2nd

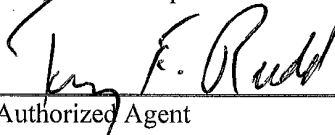
Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves, excepts, and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid, or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

This conveyance is made and accepted on the express condition that the conveyed property shall be used for residential purposes only.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 15th day of January, 2021.

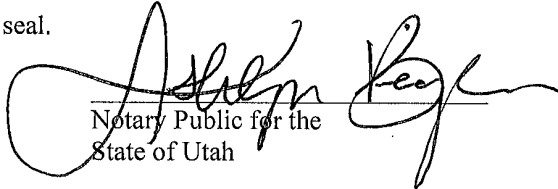
THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS, a Utah corporation sole fka
CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS, a Utah corporation sole

By: 
Authorized Agent

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

On this 15 day of January, 2021, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.


Notary Public for the
State of Utah

