

Mail Recorded Deed and Tax Notice To:  
The Board of Education of the Jordan School District  
7387 S. Campus View Drive  
West Jordan, UT 84084

13569673  
2/17/2021 3:11:00 PM \$40.00  
Book - 11120 Pg - 713-715  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 136154-DMF

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## 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

The Board of Education of the Jordan School District, a body corporate and politic of the State of Utah

**GRANTEE(S)** of West Jordan, 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:

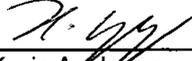
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 26-03-251-001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 11 day of February, 2021.

Ivory Land Corporation, a Utah corporation

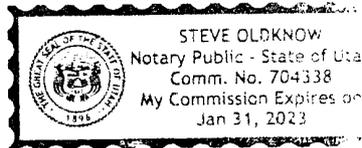
BY:   
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11 day of February, 2021, personally appeared before me Kevin Anglesey who being by me duly sworn did say that he/she is the Secretary of Ivory Land Corporation, a Utah corporation, and acknowledged that he/she signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

A portion of the Northeast quarter and the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'20" East along the Section line 193.38 feet and South 1,765.69 feet from the North quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 00°08'45" East along the section line between the West quarter corner and the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence South 58°53'46" East 632.18 feet; thence South 37°41'41" West 118.95 feet; thence along the arc of a curve to the left with a radius of 337.00 feet a distance of 220.94 feet through a central angle of 37°33'47" Chord: South 18°54'47" West 217.00 feet; thence South 00°07'53" West 169.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'15" Chord: South 45°12'01" West 21.24 feet; thence North 89°43'51" West 598.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.53 feet through a central angle of 89°51'45" Chord: North 44°47'59" West 21.19 feet; thence North 00°07'53" East 168.32 feet; thence along the arc of a curve to the right with a radius of 965.00 feet a distance of 632.66 feet through a central angle of 37°33'47" Chord: North 18°54'47" East 621.39 feet; thence North 37°41'41" East 46.39 feet to the point of beginning.