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4/1/2021 8:50:00 AM \$40.00
Book - 11148 Pg - 1694-1695
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City, Utah 84117

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

IVORY DEVELOPMENT, LLC

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 attached Exhibit A

Parcel No. 20-34-252-009

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 1 day of April, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 1 day of April, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be 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 that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

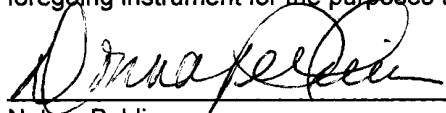

Notary Public



Exhibit A

Beginning South 89°53'28" West 1974.53 feet and South 00°06'32" East 1138.64 feet and South 00°35'55" East 745.50 feet from the Northeast corner of Section 34, Township 2 South, Range 2 West, Salt Lake Meridian; thence South 89°24'05" West 647 feet; thence South 00°00'34" West 646.05 feet, more or less; thence South 89°59'26" East 47.54 feet, more or less; thence Southeasterly along a 1545 foot radius tangent curve to the right 174.83 feet; thence South 83°30'25" East 159.35 feet; thence Southeasterly along a 1455 foot radius tangent curve to the left 162.6 feet; thence South 89°54'36" East 111.7 feet; thence North 00°35'55" West 690.30 feet, more or less, to the beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described land conveyed to the City of West Jordan, as disclosed by that certain Special Warranty Deed recorded September 11, 2019 as Entry No. 13072075 in Book 10828 at Page 6226 in the office of the Salt Lake County Recorder, to-wit:

Beginning at the intersection of the North right of way line of 8200 South Street and the West right of way line of 6700 West Street, said point being South 2578.08 feet and West 1957.37 feet from the Northeast corner of Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°54'36" West 44.80 feet to a point on the arc of a 91.50 foot non tangent radius curve to the left; thence Northeasterly along the arc of said curve through a central angle of 35°38'47" a distance of 56.93 feet, chord bears North 52°30'00" East 56.01 feet, to a point on said West right of way line; thence South 00°35'55" East along said West right of way line 34.17 feet to the point of beginning.

Tax Id No.: 20-34-252-009