

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah Limited Liability Company
978 Woodoak Lane
Salt Lake City, UT 84117

13680829
6/3/2021 9:20:00 AM \$40.00
Book - 11184 Pg - 7478-7483
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.



File No.: 135592-CAB

SPECIAL WARRANTY DEED

Fredrick R. Osterloh, as trustee of the Fredrick R. Osterloh Revocable Trust, dated July 31, 1981 and Amended and Restated May 24, 2006, as to an undivided 16% interest and Craig W. Osterloh, as trustee of the Craig W. Osterloh Revocable Trust Agreement, dated May 31, 2000 and Amended and Restated May 10, 2016, as to an undivided 16% interest and Ryan J. Osterloh, as to an undivided 3.0588% interest and Osterloh Riverton Properties, LLC, a Utah limited liability company, as to an undivided 64.9412% interest

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Development, 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:

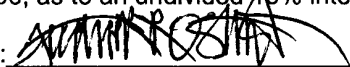
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 27-29-128-007 (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 ^{1st} 2nd day of June, 2021.

Fredrick R. Osterloh Revocable Trust, dated July 31, 1981 and Amended and Restated May 24, 2006, as to an undivided 16% interest

BY: 
Fredrick R. Osterloh
Trustee

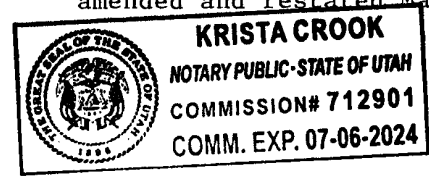
STATE OF UTAH

COUNTY OF SALT LAKE

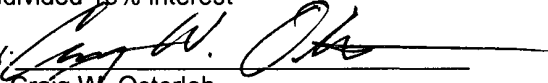
On this ^{1st} 2nd day of June, 2021, before me, personally appeared Fredrick R. Osterloh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Fredrick R. Osterloh Revocable Trust, as to an undivided 16% interest.


Notary Public

dated July 31, 1981 and amended and restated May 24, 2006



Craig W. Osterloh Revocable Trust, as to an undivided 16% interest

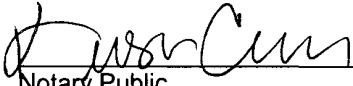
BY: 
Craig W. Osterloh
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this ^{1st} 2nd day of June, 2021, before me, personally appeared Craig W. Osterloh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Craig W. Osterloh Revocable Trust, as to an undivided 16% interest.

dated May 31, 2000 and amended and restated May 10, 2016


Notary Public





Ryan J. Osterloh

STATE OF UTAH

COUNTY OF SALT LAKE

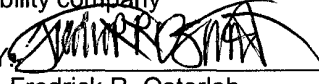
On this ^{1st} 2nd day of June, 2021, before me, personally appeared Ryan J. Osterloh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.




Notary Public



Osterloh Riverton Properties, LLC, a Utah limited liability company

BY: 
Fredrick R. Osterloh
Manager

BY: 
Craig W. Osterloh
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this ^{1st} ~~2nd~~ day of June, 2021, before me, personally appeared Fredrick R. Osterloh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Osterloh Riverton Properties, LLC, a Utah limited liability company.


Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this ^{1st} ~~2nd~~ day of June, 2021, before me, personally appeared Craig W. Osterloh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Osterloh Riverton Properties, LLC, a Utah limited liability company.


Notary Public

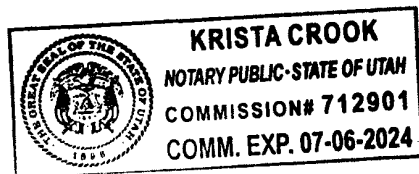


EXHIBIT A
Legal Description

Commencing at the North quarter corner of Section 29, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°06'35" East 860 feet; thence North 89°53'39" West 504.03 feet; thence North 00°06'35" West 860.54 feet; thence South 89°50'00" East 504.03 feet to the beginning.

LESS AND EXCEPTING the following:

Beginning at a point on the existing West right of way line of 3600 West Street said point being 33.00 feet South 00°07'09" West along the section line and 33.00 feet North 89°36'09" West from the North quarter corner of Section 29, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said right of way line South 00°07'09" West 247.99 feet; thence North 89°52'51" West 7.00 feet; thence North 00°07'09" East 216.14 feet; thence North 89°52'51" West 12.44 feet; thence North 00°07'09" East 12.50 feet; thence North 44°44'30" West 17.63 feet; thence North 00°23'51" East 7.00 feet to the existing South right of way line of 11800 South Street; thence along said right-of-way line South 89°36'09" East 31.84 feet to the point of beginning.

ALSO LESS AND EXCEPTING any portion lying within 11800 South Street and 3600 West Street.