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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

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

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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, 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 attached Exhibit A

Parcel Nos. 32-03-228-022, 32-03-202-011, 32-03-228-023, and 32-03-228-025

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

Dated this 6 day of July, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 6 day of JULY, 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

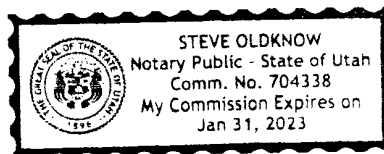


Exhibit A

Proposed JUNIPER ESTATES SUBDIVISION PHASE 5, being more particularly described as follows:

A portion of the NE1/4 of Section 3, Township 4 South, Range 2 West, Salt Lake Base & Meridian located in Herriman, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Lot 421, JUNIPER ESTATES PHASE 4, according to the Official Plat thereof, recorded February 4, 2021 as Entry No. 13556152 in Book 2021P at Page 36 of Plats, said corner being located S0°06'23"W along the Section line 890.74 feet and West 500.62 feet from the Northeast Corner of Section 3, T4S, R2W, S.L.B. & M.; thence along said JUNIPER ESTATES PHASE 4 the following eight (8) courses: 1) West 168.96 feet; 2) South 2.74 feet; 3) West 250.50 feet; 4) North 4.96 feet; 5) West 353.63 feet; 6) S78°19'57"W 282.88 feet; 7) S46°40'35"W 140.43 feet; 8) S78°29'50"W 204.89 feet to the Easterly line of Phase 3 (Amended), HAMILTON FARMS PLANNED UNIT DEVELOPMENT, according to the Official Plat thereof, recorded October 21, 2005 as Entry No. 9529951 in Book 2005P at Page 333 in the Office of the Salt Lake County Recorder; thence along said plat the following six (6) courses: 1) N01°32'16"W 227.09 feet; 2) N01°10'20"W 107.60 feet; 3) N89°53'37"W 3.57 feet; 4) N00°06'23"E 208.95 feet; 5) N89°50'31"W 33.95 feet; 6) N00°09'29"E 75.96 feet to the South line of Lot 1, MILNER ONE LOT Subdivision, according to the Official Plat thereof, recorded March 7, 2002 as Entry No. 8170559 in Book 2002P at Page 58 in the Office of the Salt Lake County Recorder; thence S89°50'29"E along said plat 95.09 feet; thence S59°13'09"E 58.37 feet; thence East 1,253.04 feet; thence South 397.26 feet to the point of beginning.