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RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO:

Grantee

978 E. Woodcreek Ln
Salt Lake, Utah 84117

Paramount Title Corp. File No. 20-10413
PARCEL I.D. #21-27-401-003,...016&...402-002

Warranty Deed

CORPORATE FORM

Enterprises, Inc., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, State of Utah, grantor, hereby CONVEYS AND WARRANTS to

Ivory Development, LLC

grantee of Salt Lake City, State of Utah, for the sum of
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,
the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

A tract of land situate in the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 330.00 feet South 0°11'21" West (equals South by Deed of Record) along the Quarter Section Line and 53.00 feet South 89°48'39" East (equals East by Deed of Record) from the Northwest Corner of the Southeast Quarter of said Section 27, and running thence South 89°48'39" East (equals East by Deed of Record) 184.00 feet; thence South 0°11'21" West (equals South by Deed of Record) 62.00 feet; thence North 89°48'39" West (equals West by Deed of Record) 184.00 feet; thence North 0°11'21" East (equals North by Deed of Record) 62.00 feet to the point of beginning.

21-27-401-003

Parcel 2:

A tract of land situate in the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 392.00 feet South 0°11'21" West (equals South 0°03'25" East by Deed of Record) along the Quarter Section Line and 53.00 feet South 89°48'39" East from the Northwest Corner of the Southeast Quarter of said Section 27, and running thence South 89°48'39" East (equals East by Deed of Record) 184.00 feet; thence North 0°11'21" East 62.00 feet; thence South 89°48'39" East (equals East by Deed of Record and South 89°49'16" East by previous U.D.O.T. description) 291.00

Corporate Warranty Deed (continued...)

feet, more or less, to the Northeast corner of said entire tract; thence South 0°11'21" West 165.00 feet, more or less, (equals South by Deed of Record and 164.15 feet); thence North 89°48'39" West (equals West by Deed of Record) 475.00 feet, more or less; thence North 0°11'21" East 103.00 feet, more or less, (equals North 0°03'25" West by Deed of Record and 102.10 feet by previous U.D.O.T. record), to the point of beginning.

Also:

Beginning at a point which is 494.10 feet South 0°11'21" West along the Quarter Section Line and 53.00 feet South 89°48'39" East from the Northwest Corner of the Southeast Quarter of said Section 27, and running thence South 89°48'39" East (equals East by Deed of Record) 475.50 feet; thence South 0°11'21" West (equals South by Deed of Record) 40.00 feet; thence North 89°48'39" West (equals West by Deed of Record) 266.00 feet along the South line to the Easterly line of a garage building; thence North 0°11'21" East (equals North by Deed of Record) 2.13 feet along said line to the Northerly line of said garage building; thence North 89°48'39" West (equals West by Deed of Record) 22.60 feet along said line to the Westerly line of said garage building; thence South 0°11'21" West (equals South by Deed of Record) 2.13 feet; thence North 89°48'39" West (equals West by Deed of Record) 186.90 feet; thence North 0°11'21" East (equals North by Deed of Record) 40.00 feet along said Easterly right of way line to the point of beginning.

21-27-401-016

Parcel 3:

Beginning 535.0 feet South from the center of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 124.1 feet, more or less, to the North line of Jordan Dale Subdivision; thence East along said North line 32 rods, more or less, to the Southwest corner of Jordan West Subdivision; thence North along the West line of Jordan West Subdivision 124.1 feet, more or less, to a point 535 feet South of North line of Southeast quarter; thence West 266 feet, North 1.23 feet; thence West 22.6 feet; thence South 1.23 feet; thence West 239.9 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at the Northwest corner of said entire tract, being 534.10 feet South 0°11'21" (equals South by Deed of Record) along the quarter section line from the Northwest corner of the Southeast quarter of said Section 27, and running thence South 89°48'39" East (equals East by Deed of Record) 53.00 feet; thence South 0°11'21" West 126.14 feet, more or less (equals South 125 feet by Deed of Record); thence North 89°47'39" West (equals West by Deed of Record) 53.00 feet; thence North 0°11'21" East 126.14 feet, more or less (equals North 125 feet by Deed of Record) to the point of beginning.

21-27-402-002

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual property taxes for 2021 and subsequent years thereafter.

Corporate Warranty Deed (continued...)

WITNESS the hands of said grantors, this 6th day of August, 2021

Enterprises, Inc.

Nadine A. Riddle

By: Nadine A. Riddle, Its President

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 6th day of August, 2021 personally appeared before me Nadine A. Riddle, who being by me duly sworn did say, that she is the President of Enterprises, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Nadine A. Riddle duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation

My Commission Expires:

11.2.2024

Notary Public residing at:

Steven L. Knott
Provo, Utah

