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8/16/2021 4:39:00 PM \$40.00  
Book - 11223 Pg - 3161-3163  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

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

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## SPECIAL WARRANTY DEED

**IVORY LAND CORPORATION, a Utah corporation and Ivory Homes, Ltd., a Utah limited partnership, as their interests may appear**

**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.:** 27-24-303-006, 27-24-303-007, 27-24-352-003, 27-24-381-001 and 27-24-353-001  
(for reference purposes only)

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

Dated this 16<sup>th</sup> day of August, 2021.

[Signature Page to Follow]

Ivory Land Corporation, a Utah corporation

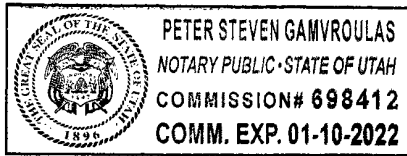
[Signature]  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 16<sup>th</sup> day of August, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah 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.

[Signature]  
Notary Public



Ivory Homes, Ltd., a Utah limited partnership  
By: Value LC, a Utah limited liability company,  
General Partner

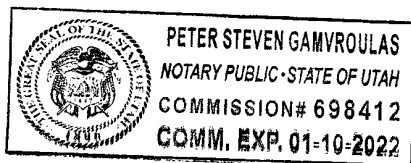
[Signature]  
By: Ryan R. Tesch  
Its: Secretary

State of Utah

County of Salt Lake

On the 16<sup>th</sup> day of August, 2021, personally appeared before me Ryan R. Tesch, who acknowledged himself to be the Secretary of Value LC, a Utah limited liability company, which is the General Partner of Ivory Homes Ltd., a Utah limited partnership, and that the foregoing instrument was signed on behalf of said Partnership and said Ryan R. Tesch acknowledged to me that said Partnership executed the same.

[Signature]  
Notary Public



## Exhibit A

The proposed BIG WILLOW CREEK PHASE 2, being more particularly described as follows:

### LOTS 201-212 & 216-229:

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of BIG WILLOW CREEK PHASE 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N89°54'32"E along the Section line 1,130.82 feet and North 293.00 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence along said plat the following 9 (nine) courses: 1) N15°52'21"W 29.80 feet; 2) along the arc of a curve to the right with a radius of 220.00 feet a distance of 72.93 feet through a central angle of 18°59'39" Chord: N06°22'32"W 72.60 feet to a point of compound curvature; 3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.72 feet through a central angle of 86°47'14" Chord: N46°30'55"E 20.61 feet; 4) N89°54'32"E 7.93 feet; 5) N00°05'28"W 59.99 feet; 6) Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°05'28"W) a distance of 24.90 feet through a central angle of 95°06'27" Chord: N42°32'15"W 22.14 feet; 7) N05°00'59"E 343.94 feet; 8) S89°54'33"E 108.85 feet; 9) N05°00'59"E 486.69 feet; thence N89°53'47"E 90.57 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S00°06'13"E) a distance of 24.90 feet through a central angle of 95°07'12" Chord: S42°32'37"E 22.14 feet; thence S84°59'01"E 60.00 feet; thence N05°00'59"E 8.06 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.22 feet through a central angle of 84°52'47" Chord: N47°27'22"E 20.24 feet; thence N89°53'47"E 8.06 feet; thence N00°06'13"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°06'13"W) a distance of 24.90 feet through a central angle of 95°07'12" Chord: N42°32'37"W 22.14 feet; thence N05°00'59"E 108.09 feet; thence N89°53'47"E 107.93 feet; thence S05°00'59"W 124.50 feet; thence S00°06'13"E 60.00 feet; thence S89°53'47"W 5.38 feet; thence S05°00'59"W 846.69 feet; thence S00°05'28"E 59.99 feet; thence S89°54'32"W 8.83 feet; thence S00°05'28"E 115.00 feet; thence S89°54'32"W 365.65 feet to the point of beginning.

### LOTS 213-215:

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Lot 126, BIG WILLOW CREEK PHASE 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N89°54'32"E along the Section line 1,039.59 feet and North 1,371.21 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence N00°06'13"W along said lot 124.00 feet; thence N89°53'47"E 387.68 feet; thence S05°00'59"W 110.78 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.22 feet through a central angle of 84°52'48" Chord: S47°27'23"W 20.24 feet; thence S89°53'47"W 362.85 feet to the point of beginning.