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10/4/2021 3:03:00 PM \$42.00
Book - 11249 Pg - 972-974
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

QUIT CLAIM 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 QUIT CLAIMS 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.: 27-24-302-017, 27-24-302-018, 24-24-302-019, 27-24-302-003, 27-24-302-004, 27-24-302-024, 27-24-302-025, 27-24-303-001, 27-24-303-002, 27-24-303-003, and 27-24-303-004
(for reference purposes only)

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

[Signature Page to Follow]

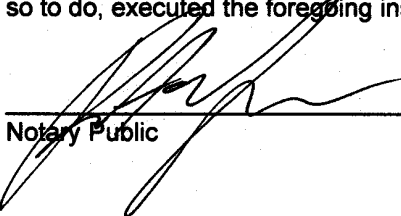
Ivory Land Corporation, a Utah corporation

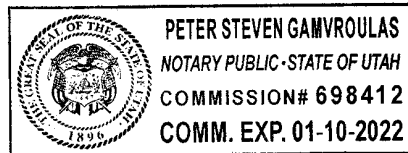

By: Kevin Anglesey
Its: Secretary

State of Utah


County of Salt Lake

On the 21st day of SEPTEMBER, 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.


Notary Public



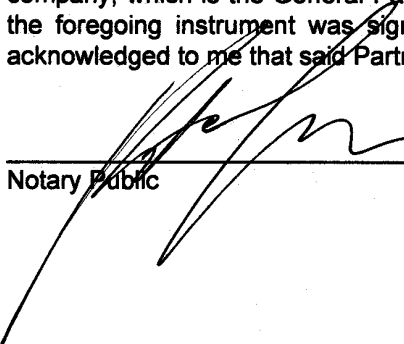
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company,
General Partner


By: Ryan R. Tesch
Its: Secretary

State of Utah

County of Salt Lake

On the 30th day of SEPTEMBER, 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.


Notary Public

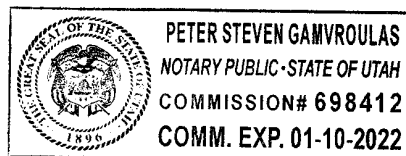


Exhibit A

A portion of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at the northwesterly corner of Lot 131, BIG WILLOW CREEK PHASE 1B, 1ST AMENDMENT Subdivision, according to the official plat thereof recorded December 11, 2019 as Entry No. 13144179 in Book 2019P at Page 338 in the office of the Salt Lake County Recorder, said corner located N89°54'32"E 703.89 feet along the Section line and North 1,853.59 feet from the Southwest Corner of Section 24, T3S, R1W, SLB&M; running thence along the easterly line of Open Space D1 of said plat the following three (3) courses: (1) N13°02'58"E 36.99 feet; thence (2) N04°46'38"W 112.44 feet; thence (3) N26°26'56"E 49.55 feet to the northerly line of BIG WILLOW CREEK PHASE 1B Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869206 in Book 2018P at Page 352 in the office of the Salt Lake County Recorder; thence along said plat S89°58'37"E 317.34 feet; thence along said plat to and along the westerly line of BIG WILLOW CREEK PHASE 1A Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869205 in Book 2018P at Page 352 in the office of the Salt Lake County Recorder N02°08'23"E 121.27 feet; thence along said plat the following two (2) courses: (1) N25°02'29"E 349.19 feet; thence (2) N70°08'48"E 127.36 feet to the westerly line of BIG WILLOW CREEK PHASE 6 Subdivision, according to the official plat thereof recorded _____, 20__ as Entry No. _____ in Book _____ at Page _____ in the office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) southerly along the arc of a non-tangent curve to the left having a radius of 220.00 feet (radius bears: N80°23'58"E) a distance of 31.19 feet through a central angle of 08°07'19" Chord: S13°39'41"E 31.16 feet; thence (2) S00°01'23"W 133.56 feet to the northerly corner of a boundary determined by that certain Conservator's Deed recorded December 30, 2019 as Entry No. 13159564 in Book 10879 at Page 5791 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S52°38'39"W 215.64 feet; thence (2) S24°07'30"W 86.87 feet; thence to and along the westerly line of said BIG WILLOW CREEK PHASE 6 Subdivision S27°17'45"W 156.85 feet; thence along said plat S01°02'15"E 179.86 feet; thence S01°02'15"E 337.79 feet to a northerly line of said BIG WILLOW CREEK PHASE 1B; thence along said northerly line to and along the northerly line of Lot 126 of said plat S89°53'47"W 143.50 feet to the easterly right-of-way line of Wildrye Field Way; thence along said easterly right-of-way line the following two (2) courses: (1) N13°07'46"W 118.93 feet; thence (2) along the arc of a curve to the right with a radius of 320.00 feet a distance of 268.87 feet through a central angle of 48°08'25" Chord: N10°56'27"E 261.03 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S68°22'41"W) a distance of 64.47 feet through a central angle of 73°52'51" Chord: N58°33'45"W 60.10 feet to the westerly right-of-way line of said Wildrye Field Way; thence along said westerly right-of-way line southwesterly along the arc of a non-tangent curve to the left having a radius of 380.00 feet (radius bears: S55°33'14"E) a distance of 101.73 feet through a central angle of 15°20'20" Chord: S26°46'36"W 101.43 feet to the northeasterly corner of said Lot 131, BIG WILLOW CREEK PHASE 1B, 1ST AMENDMENT Subdivision; thence along the northerly line of said lot N70°53'33"W 138.02 feet to the point of beginning.

Contains: 3.94 acres+/-