

Mail Recorded Deed and Tax Notice To:
Perry Development, LLC, a Utah limited liability company
14 East Winchester Street, Ste 200
Murray, UT 84107

13804675
10/21/2021 3:31:00 PM \$40.00
Book - 11257 Pg - 5559-5562
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 4 P.



File No.: 150239-DMF

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

Perry Development, LLC, a Utah limited liability company

GRANTEE(S) of Murray, 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.: 26-34-301-002, 26-33-426-004 and 26-34-302-001 (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.

[Signature on following page]

Dated this 15th day of October, 2021.

Ivory Land Corporation, a Utah corporation

BY: 
Kevin Angelsey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of October, 2021, before me, personally appeared Kevin Angelsey, 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 Ivory Land Corporation, a Utah corporation.


Notary Public

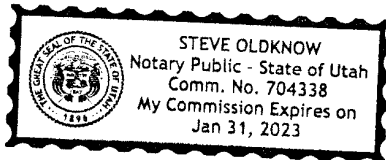


EXHIBIT A
Legal Description

PARCEL 1:

A part of the Southeast quarter of Section 33 and the Southwest quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line South 89°53'28" East 226.15 feet and North 2,302.23 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence Westerly along the arc of a 270.00 feet radius non-tangent curve to the right (radius bears: North 00°22'00" East) 200.63 feet through a central angle of 42°34'32" (chord: North 68°20'44" West 196.05 feet), to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 626.50 feet a distance of 468.95 feet through a central angle of 42°53'16" Chord: North 68°30'06" West 458.08 feet; thence North 89°56'43" West 226.15 feet; thence North 00°04'14" West 106.35 feet to a point on the quarter Section line; thence along said quarter Section line South 89°55'59" East 594.64 feet to a point on the Section line; thence along the quarter Section line South 89°51'42" East 784.97 feet; thence South 00°22'00" West 94.68 feet; thence North 89°38'00" West 7.64 feet; thence South 00°22'00" West 233.00 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: South 45°22'00" West 28.28 feet; thence North 89°38'00" West 515.05 feet to the point of beginning. (aka Lots 1215-1216, 1239 and 1301-1331)

PARCEL 2:

A part of the Southwest quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line South 89°53'28" East 463.08 feet and North 1,888.15 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°22'00" East 100.00 feet; thence North 89°38'00" West 34.54 feet; thence North 00°22'00" East 253.00 feet; thence South 89°38'00" East 963.06 feet; thence along the arc of a curve to the left with a radius of 373.50 feet a distance of 312.17 feet through a central angle of 47°53'15" Chord: North 66°25'23" East 303.16 feet; thence North 42°28'46" East 43.65 feet; thence South 47°31'14" East 100.00 feet; thence North 42°28'46" East 24.18 feet; thence South 47°38'00" East 252.91 feet; thence South 42°29'56" West 81.41 feet; thence South 47°09'59" West 92.64 feet; thence South 54°28'58" West 92.77 feet; thence South 38°32'53" West 214.89 feet; thence North 17°12'50" West 197.34 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 626.50 feet (radius bears: North 17°45'46" West) a distance of 22.00 feet through a central angle of 02°00'44" Chord: South 73°14'36" West 22.00 feet; thence South 17°12'50" East 195.56 feet; thence North 88°05'11" West 103.79 feet; thence South 67°57'30" West 94.19 feet; thence North 75°39'39" West 175.88 feet; thence North 56°23'11" West 95.66 feet; thence North 89°38'00" West 720.00 feet to the point of beginning. (aka Lots 1240-1276, 1332-1334, 1348-1353 and Parcel B)

PARCEL 3:

A part of the Northwest quarter of the Southwest quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line South 89°53'28" East 1,678.38 feet and North 2,454.92 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 47°31'14" West 253.00 feet; thence North 42°28'46" East 13.50 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: North 02°31'14" West 28.28 feet; thence North 47°31'14" West 14.99 feet; thence

Northwesterly along the arc of a non-tangent curve to the right having a radius of 226.50 feet (radius bears: North 42°28'47" East) a distance of 186.93 feet through a central angle of 47°17'06" Chord: North 23°52'40" West 181.67 feet; thence North 00°14'07" West 32.59 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.33 feet through a central angle of 89°45'53" Chord: North 45°07'04" West 28.23 feet; thence East 523.44 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: South 45°00'00" East 28.28 feet; thence South 4.06 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 247.63 feet through a central angle of 42°28'46" Chord: South 21°14'23" West 242.00 feet; thence South 42°28'46" West 225.17 feet to the point of beginning. (aka Lots 1101-1115)

PARCEL 4:

A part of the Northwest quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line South 89°53'28" East 2,097.77 feet and North 2,975.53 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°19'35" West 744.27 feet; thence North 89°49'23" West 85.95 feet; thence North 00°10'37" East 100.00 feet; thence South 89°49'23" East 19.26 feet; thence North 00°10'37" East 153.00 feet to a point on the 1/16 Section line; thence along said 1/16 Section line South 89°49'23" East 317.47 feet; thence South 00°19'35" East 99.97 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North 03°11'33" West) a distance of 30.42 feet through a central angle of 87°08'02" Chord: North 43°14'26" East 27.57 feet; thence South 00°19'35" East 93.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 89°40'25" West) a distance of 30.42 feet through a central angle of 87°08'02" Chord: North 43°53'37" West 27.57 feet; thence South 00°19'35" East 843.48 feet; thence West 99.11 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North 72°32'33" East) a distance of 25.32 feet through a central angle of 72°32'33" Chord: South 53°43'44" East 23.66 feet; thence West 93.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North) a distance of 25.32 feet through a central angle of 72°32'33" Chord: North 53°43'44" East 23.66 feet; thence West 99.05 feet to the point of beginning. (aka Lots 1026-1059)