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11/16/2021 10:38:00 AM \$40.00
Book - 11269 Pg - 5759-5761
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

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

SPECIAL WARRANTY DEED

IVORY LAND 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

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:

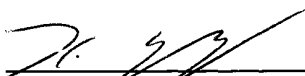
See attached Exhibit A

Parcel No. 14-29-276-058 & 14-29-276-056

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

Dated this *15* day of *November*, 2021.

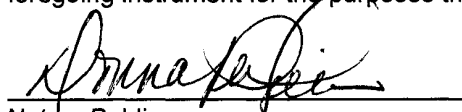
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the *15* day of *November*, 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

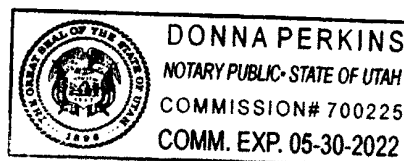


EXHIBIT A

PROPOSED C.W. FARMS - PHASE 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 18, 2018 AS ENTRY NO. 12870290 IN BOOK 10722 AT PAGE 8008 AND IN THAT SPECIAL WARRANTY DEED RECORDED APRIL 2, 2019 AS ENTRY NO. 12960714 IN BOOK 10766 AT PAGE 2531 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1, RECORDED DECEMBER 18, 2001 AS ENTRY NO. 8094155 IN BOOK 2001P OF PLATS AT PAGE 377 IN THE OFFICE OF SAID RECORDER, BEING NORTH 89°34'16" WEST 1426.50 FEET AND NORTH 00°09'38" EAST 638.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1 NORTH 00°10'50" EAST 432.00 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 90°00'00" EAST 93.88 FEET; THENCE SOUTH 00°00'00" EAST 20.07 FEET; THENCE NORTH 90°00'00" EAST 140.00 FEET; THENCE SOUTH 00°00'00" EAST 22.00 FEET; THENCE NORTH 90°00'00" EAST 140.00 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE NORTH 90°00'00" EAST 90.00 FEET; THENCE SOUTH 00°00'00" EAST 25.00 FEET; THENCE NORTH 90°00'00" EAST 140.00 FEET; THENCE NORTH 00°00'00" EAST 6.36 FEET; THENCE NORTH 90°00'00" EAST 90.00 FEET; THENCE SOUTH 00°00'00" EAST 424.00 FEET; THENCE NORTH 90°00'00" WEST 90.00 FEET; THENCE SOUTH 00°00'00" EAST 27.72 FEET; THENCE NORTH 90°00'00" WEST 230.00 FEET; THENCE NORTH 89°40'37" WEST 50.00 FEET; THENCE NORTH 90°00'00" WEST 230.00 FEET; THENCE NORTH 00°00'00" EAST 62.15 FEET; THENCE NORTH 90°00'00" WEST 95.24 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 14-29-276-058 and 14-29-276-056

ALSO

PROPOSED C.W. FARMS - PHASE 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED APRIL 2, 2019 AS ENTRY NO. 12960714 IN BOOK 10766 AT PAGE 2531 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1, RECORDED DECEMBER 18, 2001 AS ENTRY NO. 8094155 IN BOOK 2001P OF PLATS AT PAGE 377 IN THE OFFICE OF SAID RECORDER, BEING NORTH 89°34'16" WEST 1426.50 FEET AND NORTH 00°09'38" EAST 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF WHITE FARM VILLAGE SUBDIVISION PHASE 1 NORTH 00°09'38" EAST 598.07 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 90°00'00" EAST 95.09 FEET; THENCE SOUTH 00°00'00" EAST 62.15 FEET; THENCE NORTH 90°00'00" EAST 230.00 FEET; THENCE SOUTH 89°40'37" EAST 50.00 FEET; THENCE NORTH 90°00'00" EAST 90.00 FEET; THENCE SOUTH 00°00'00" EAST 396.00 FEET; THENCE SOUTH 89°55'47" EAST 18.27

FEET; THENCE SOUTH 00°00'00" EAST 183.25 FEET TO THE SOUTH LINE OF THE
NORTHEAST QUARTER OF SAID SECTION 29; THENCE ALONG SAID SOUTH LINE NORTH
89°34'16" WEST 485.16 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°09'38" EAST
40.00 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 14-29-276-058