

13846750 B: 11282 P: 580 Total Pages: 3
12/14/2021 02:43 PM By: dhummel Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
ICO Multifamily Holdings, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

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

ICO MULTIFAMILY HOLDINGS, 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:

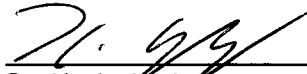
See attached Exhibit A

Parcel No. 27-36-351-012, 27-36-351-013, 27-36-351-014 and 27-36-351-015

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

Dated this *14* day of *December*, 2021.

Ivory Land Corporation, a Utah corporation




By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the *14* day of *December*, 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

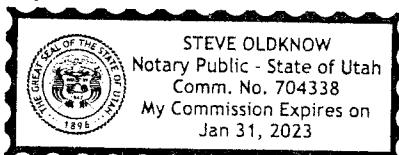


EXHIBIT A

PARCEL 1:

Lots 116 and 118, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

PARCEL 2:

A parcel of land situate in the Southwest Quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being all of Lot 119 and a portion of Lot 117, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point being the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°01'13" East 711.32 feet along the Westerly Section Line of said Section 36; thence North 79°52'03" East 0.85 feet; thence North 85°32'26" East 30.27 feet; thence North 66°13'11" East 19.30 feet; thence Northeasterly 18.29 feet along the arc of a 28.95 foot radius curve to the right (center bears South 22°04'57" East and the chord bears North 86°00'43" East 17.98 feet with a central angle of 36°11'20"); thence South 75°53'37" East 18.82 feet; thence Northeasterly 18.62 feet along the arc of a 28.36 foot radius curve to the left (center bears North 14°00'37" East and the chord bears North 85°12'12" East 18.29 feet with a central angle of 37°36'51"); thence North 66°23'47" East 39.92 feet; thence Southeasterly 29.33 feet along the arc of a 34.47 foot radius curve to the right (center bears South 20°10'14" East and the chord bears South 85°47'51" East 28.45 feet with a central angle of 48°44'47"); thence South 61°25'28" East 16.80 feet; thence Northeasterly 8.08 feet along the arc of a 7.08 foot radius curve to the left (center bears North 30°28'05" East and the chord bears North 87°46'13" East 7.65 feet with a central angle of 65°23'44"); thence North 55°04'21" East 10.05 feet; thence Southeasterly 24.50 feet along the arc of a 18.09 foot radius curve to the right (center bears South 37°48'39" East and the chord bears South 89°00'44" East 22.67 feet with a central angle of 77°35'49"); thence South 50°12'50" East 10.07 feet; thence South 79°42'07" East 19.97 feet; thence Northeasterly 15.03 feet along the arc of a 10.87 foot radius curve to the left (center bears North 10°29'44" East and the chord bears North 60°52'56" East 13.86 feet with a central angle of 79°13'36"); thence North 21°16'08" East 20.35 feet; thence Northeasterly 21.46 feet along the arc of a 18.87 foot radius curve to the right (center bears South 62°45'52" East and the chord bears North 59°49'16" East 20.33 feet with a central angle of 65°10'16"); thence South 87°35'36" East 21.26 feet; thence Southeasterly 18.23 feet along the arc of a 21.10 foot radius curve to the right (center bears South 09°25'12" West and the chord bears South 55°49'53" East 17.67 feet with a central angle of 49°29'51"); thence Easterly 19.78 feet along the arc of a 9.62 foot radius curve to the left (center bears North 58°55'03" East and the chord bears East 16.48 feet with a central angle of 117°50'06"); thence North 31°04'57" East 19.22 feet; thence Southeasterly 15.88 feet along the arc of a 7.52 foot radius curve to the right (center bears South 54°50'27" East and the chord bears South 84°20'49" East 13.09 feet with a central angle of 120°59'15"); thence South 23°51'12" East 4.66 feet; thence South 37°24'01" East 11.11 feet; thence South 67°33'08" East 30.39 feet; thence Northeasterly 14.72 feet along the arc of a 13.57 foot radius curve to the left (center bears North 23°45'10" East and the chord bears North 82°40'43" East 14.01 feet with a central angle of 62°08'53"); thence North 31°18'15" East 15.09 feet; thence Northeasterly 28.77 feet along the arc of a 17.78 foot radius curve to the right (center bears South 60°23'29" East and the chord bears North 75°58'09" East 25.73 feet with a central angle of 92°43'16"); thence South 57°40'13" East 17.62 feet; thence South 71°09'32" East 25.80 feet; thence Southeasterly 18.81 feet along the arc of a 48.22 foot radius curve to the right (center bears South 13°36'20" West and the chord bears South 65°13'09" East 18.69 feet with a central angle of 22°21'01"); thence South 54°02'35" East 24.15 feet; thence Southeasterly 28.86 feet along the arc of a 49.95 foot radius curve to the right (center bears South 33°56'25" West and the chord bears South 39°30'28" East 28.46 feet with a central angle of 33°06'14"); thence South 22°57'22" East 41.00 feet; thence South 16°43'54" East 25.17

feet; thence South 03°51'28" East 25.31 feet; thence Southeasterly 19.98 feet along the arc of a 14.33 foot radius curve to the left (center bears North 82°18'00" East and the chord bears South 47°38'31" East 18.40 feet with a central angle of 79°53'01"); thence South 87°35'21" East 19.92 feet; thence Southeasterly 16.48 feet along the arc of a 37.43 foot radius curve to the right (center bears South 04°14'32" West and the chord bears South 73°08'32" East 16.35 feet with a central angle of 25°13'52"); thence South 60°31'40" East 16.81 feet; thence Southeasterly 16.83 feet along the arc of a 25.27 foot radius curve to the right (center bears South 34°55'26" West and the chord bears South 35°59'50" East 16.52 feet with a central angle of 38°09'28"); thence South 16°55'06" East 23.94 feet; thence Southeasterly 15.69 feet along the arc of a 15.92 foot radius curve to the left (center bears North 70°01'00" East and the chord bears South 48°12'43" East 15.06 feet with a central angle of 56°27'26"); thence South 76°25'23" East 12.46 feet; thence Southeasterly 7.18 feet along the arc of a 12.23 foot radius curve to the right (center bears South 24°06'39" West and the chord bears South 49°03'50" East 7.08 feet with a central angle of 33°39'01"); thence South 32°14'03" East 17.41 feet; thence South 47°08'58" East 44.15 feet; thence South 47°08'55" East 1.60 feet; thence Southeasterly 8.53 feet along the arc of a 226.21 foot radius curve to the left (center bears North 41°53'16" East and the chord bears South 49°11'32" East 8.53 feet with a central angle of 02°09'37"); thence South 32°42'04" West 44.70 feet; thence Southwesterly 46.52 feet along the arc of a 200.00 foot radius curve to the left (center bears South 57°17'56" East and the chord bears South 26°02'13" West 46.42 feet with a central angle of 13°19'41"); thence South 19°22'23" West 157.43 feet; thence Southwesterly 37.19 feet along the arc of a 110.00 foot radius curve to the left (center bears South 70°37'37" East and the chord bears South 09°41'11" West 37.02 feet with a central angle of 19°22'23"); thence South 7.50 feet; thence South 89°58'45" West 212.58 feet; thence South 00°01'31" West 205.72 feet to the southerly section line of said Section 36; thence North 89°58'29" West 406.40 feet along said southerly section line to the point of beginning. (aka West Parcel – Adjusted Lot 119 Draper TOD 2nd Amended plat)

Contains 418,216 Square Feet or 9.601 Acres