

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:

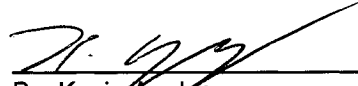
**See attached Exhibit A**

**Parcel No. 26-34-251-011**

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

Dated this 27 day of December, 2021.

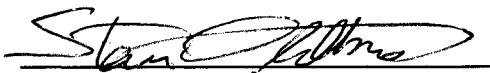
Ivory Land Corporation

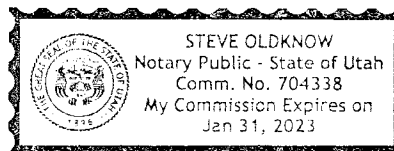
  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of December, 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 HIDDEN OAKS POD 5, being more particularly described as follows:

A portion of that Real Property described in Deed Entry No. 12971505 of the Official Records of Salt Lake County, located in the NE1/4 and SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly line of HIDDEN OAKS POD 4, PHASE 2 SUBDIVISION, according to the official plat thereof recorded March 2, 2021 as Entry No. 13584157 in Book 2021P at Page 58 in the office of the Salt Lake County Recorder, said point located N00°10'55"W 2,220.65 feet along the 1/4 Section line and East 637.56 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line between the South 1/4 Corner and the Southwest Corner of said Section 34); running thence along said plat the following seven (7) courses: (1) North 5.62 feet; thence (2) N69°31'03"W 66.00 feet; thence (3) S11°03'47"W 31.49 feet; thence (4) N62°41'23"W 114.46 feet; thence (5) northeasterly along the arc of a non-tangent curve to the right having a radius of 266.00 feet (radius bears: S62°41'23"E) a distance of 39.43 feet through a central angle of 08°29'35" Chord: N31°33'24"E 39.39 feet; thence (6) N54°11'49"W 60.00 feet; thence (7) N51°06'46"W 93.37 feet; thence N35°29'17"E 71.31 feet; thence N49°47'46"E 77.44 feet; thence S34°26'04"E 102.58 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 326.00 feet (radius bears: S33°12'14"E) a distance of 35.76 feet through a central angle of 06°17'07" Chord: N59°56'19"E 35.74 feet; thence N25°51'51"W 100.36 feet; thence N65°37'45"E 464.66 feet; thence North 191.03 feet; thence N16°36'09"W 71.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 363.00 feet (radius bears: N16°36'09"W) a distance of 60.51 feet through a central angle of 09°33'05" Chord: N68°37'19"E 60.44 feet; thence N63°50'47"E 34.30 feet; thence along the arc of a curve to the right with a radius of 437.00 feet a distance of 163.26 feet through a central angle of 21°24'17" Chord: N74°32'55"E 162.31 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N37°13'17"W) a distance of 18.47 feet through a central angle of 52°54'17" Chord: N26°19'34"E 17.82 feet; thence N00°07'34"W 2.35 feet; thence N89°52'26"E 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N89°52'26"E) a distance of 20.28 feet through a central angle of 58°05'08" Chord: S29°10'08"E 19.42 feet; thence East 90.57 feet to the 1/16th (40 acre) line; thence along the 1/16th (40 acre) line S00°07'34"E 437.33 feet to the northerly line of WESTERN CREEK PLAT "B" Subdivision, according to the official plat thereof recorded July 3, 2012 as Entry No. 11429199 in Book 2012P at Page 92 in the office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) S79°59'39"W 6.09 feet; thence (2) S00°12'42"E 191.30 feet; thence N72°54'19"W 136.27 feet to a rebar and cap marking the northeasterly corner of Lot 4, COLTON SUBDIVISION, according to the official plat thereof recorded August 15, 1997 as Entry No. 6715025 in Book 97-8P at Page 248 in the office of the Salt Lake County Recorder; thence along said plat S65°33'33"W 609.90 feet to the point of beginning.