

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 139406-TOF

13954980 B: 11340 P: 4883 Total Pages: 3
05/19/2022 12:18 PM By: slang Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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

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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 27-24-353-002 and 27-24-381-003 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18 day of May, 2022.

Ivory Land Corporation

By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18 day of May, 2022, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Land Corporation, a Utah corporation.

[Signature]
Notary Public

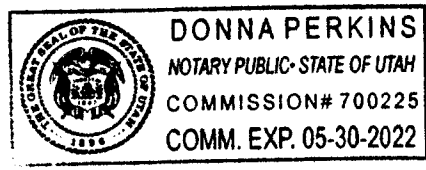


EXHIBIT A
Legal Description

Proposed BIG WILLOW CREEK PHASE 3, being more particularly described as follows:

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at the Southeast corner of BIG WILLOW CREEK PHASE 1B, 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, located N89°54'32"E along the Section line 1,204.44 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B.& M.; thence along said plat the following eight (8) courses: 1) Northerly along the arc of a 280.00 foot radius non-tangent curve to the left (radius bears: S88°55'55"W) 72.35 feet through a central angle of 14°48'16" Chord: N08°28'13"W 72.15 feet; 2) thence N15°52'21"W 28.62 feet; 3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 27.69 feet through a central angle of 105°46'53" Chord: N37°01'05"E 23.92 feet; 4) N00°05'28"W 60.00 feet; 5) S89°54'32"W 5.53 feet; 6) along the arc of a curve to the left with a radius of 180.00 feet a distance of 18.15 feet through a central angle of 05°46'34" Chord: S87°01'15"W 18.14 feet to a point of reverse curvature; 7) along the arc of a curve to the right having a radius of 15.00 feet a distance of 20.94 feet through a central angle of 79°59'41" Chord: N55°52'12"W 19.28 feet; 8) N15°52'21"W 109.19 feet; thence N89°54'32"E 365.65 feet; thence N00°05'28"W 115.00 feet; thence N89°54'32"E 8.83 feet; thence N00°05'28"W 59.99 feet; thence N05°00'59"E 846.69 feet; thence N89°53'47"E 5.38 feet; thence N00°06'13"W 60.00 feet; thence N05°00'59"E 124.50 feet; thence N89°53'47"E 284.39 feet to the Northwest Corner of that Real Property described in Deed Book 9810 Page 154 of the Official Records of Salt Lake County; thence along said deed the following two (2) courses: 1) S04°37'28"W 1,055.75 feet; 2) S05°19'59"W 445.21 feet to the Section line; thence S89°54'32"W along the Section line 548.67 feet to the point of beginning.