

13973660 B: 11350 P: 3631 Total Pages: 3
06/22/2022 03:02 PM By: adavis 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

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

SPECIAL WARRANTY DEED
(CORRECTIVE)

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 attached Exhibit A

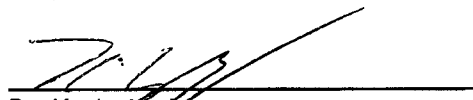
Parcel No. 26-34-251-015

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

Dated this *22* day of *June*, 2022.

*****This deed is being recorded to correct the legal description of that certain Special Warranty Deed recorded May 19, 2022 as Entry No. 13954978 in Book 11340 at Page 4879*****

Ivory Land Corporation, a Utah corporation



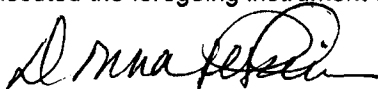
By: Kevin Anglesey

Its: Secretary

State of Utah

County of Salt Lake

On the 6 day of June, 2022, 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

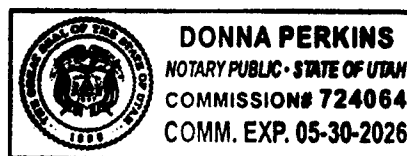


EXHIBIT A
PROPERTY DESCRIPTION

Proposed HIDDEN OAKS SUBDIVISION POD 7 PHASE 2, being more particularly described as follows:

A portion of that Real Property described in Quit Claim Deed recorded April 19, 2019 as Entry No. 12971505 in Book 10771 at Page 7607 in the Office of the Salt Lake County Recorder, located in the NE1/4 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 a boundary determined by that Special Warranty Deed recorded December 19, 2018 as Entry No. 12918035 in Book 10739 at Page 7754 and corrected by Affidavit recorded January 14, 2019 as Entry No. 12918035 in Book 10745 at Page 4574 in the Office of the Salt Lake County Recorder, said point located N00°10'55"W 3,361.60 feet along the 1/4 Section line and East 678.99 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: S89°53'28"E along the Section line between the South 1/4 Corner and Southwest Corner of said Section 34); running thence along said easterly boundary line North 310.00 feet; thence East 153.00 feet; thence South 8.05 feet; thence S89°49'52"E 337.70 feet; thence N00°07'34"W 5.16 feet; thence N89°52'26"E 160.00 feet; thence S00°07'34"E 300.00 feet to the northeasterly corner of that Special Warranty Deed recorded May 19, 2022 as Entry No. 13954977 in Book 11340 at Page 4876 in the office of the Salt Lake County Recorder; thence along said deed the following five (5) courses: (1) S89°52'26"W 160.00 feet; thence (2) S00°07'34"E 12.16 feet; thence (3) N89°49'23"W 338.37 feet; thence (4) North 5.01 feet; thence (5) West 153.00 feet to the point of beginning.

Tax Id No.: 26-34-251-015