

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



14028732 B: 11378 P: 8241 Total Pages: 3  
10/12/2022 12:54 PM By: mpalmer 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

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## SPECIAL WARRANTY DEED

**Ivory Jones Holdings, LLC, a Utah limited liability company**

**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**

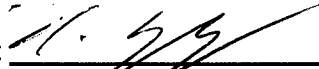
**TAX ID NO.:** 26-03-251-002 (for reference purposes only)

**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 12 day of October, 2022.

Ivory Jones Holdings, LLC

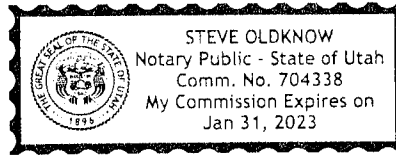
By:   
Name: Kevin Anglesey  
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 12 day of October, 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 Jones Holdings, LLC, a Utah limited liability company.

  
Notary Public



**LEGAL DESCRIPTION  
PREPARED FOR  
Dry Creek Highlands 1A  
West Jordan, UTAH  
10/03/2022  
21-0460**

**Dry Creek Highlands 1A**

A portion of the NE1/4 of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 6400 West Street as determined by that certain Final Order of Condemnation, Case No. 040926780 recorded April 6, 2007 as Entry No. 10059359 in the Official Records of Salt Lake County, said point located S00°08'42"W along the Section line 677.35 feet and N89°51'18"W 64.97 feet from the Northeast Corner of Section 3, T3S, R2W, SLB&M; thence along said right-of-way the following two (2) courses: (1) Southerly along the arc of a 5,045.00 feet radius non-tangent curve to the left (radius bears: N88°04'48"E) 162.23 feet through a central angle of 01°50'33" (chord: S02°50'28"E 162.22 feet) to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 4,955.20 feet a distance of 201.23 feet through a central angle of 02°19'36" Chord: S02°35'56"E 201.21 feet to the Northeast Corner of that Real Property described in Deed Entry No. 12424987 of the Official Records of Salt Lake County; thence along said deed the following two (2) courses: (1) N89°46'19"W 950.17 feet; (2) thence S00°08'20"W 243.01 feet; thence N89°51'40"W 146.00 feet; thence N00°08'20"E 34.30 feet; thence N89°52'08"W 96.00 feet; thence N00°08'20"E 143.00 feet; thence N11°08'35"W 149.50 feet; thence N08°58'57"W 131.00 feet; thence N81°01'03"E 23.43 feet; thence N08°58'57"W 104.41 feet; thence N81°01'03"E 289.19 feet; thence N65°24'45"E 63.98 feet; thence S00°13'41"W 90.79 feet; thence S89°46'19"E 170.00 feet; thence S00°13'41"W 33.95 feet; thence S89°46'19"E 410.00 feet; thence N00°13'41"E 114.59 feet; thence S89°46'19"E 170.00 feet; thence S00°13'41"W 16.64 feet; thence S89°46'19"E 123.94 feet to the point of beginning.

Contains: 10.20 acres+/-  
30 Lots