

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



14064724 B: 11397 P: 96 Total Pages: 3  
01/20/2023 02:53 PM By: aallen 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

File No.:

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## **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, 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**

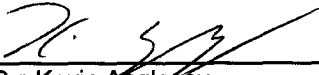
**TAX ID NO.:** 14-21-376-063

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 19 day of January, 2023.

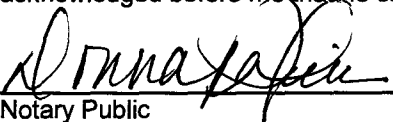
Ivory Land Corporation

  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of January, 2023, 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.

  
Notary Public

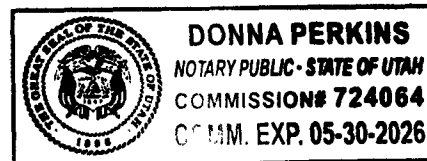


EXHIBIT A

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**BOUNDARY DESCRIPTION**

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder. Said parcel of land is located in in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point along the easterly boundary of ENSIGN MEADOWS subdivision, according to the official plat thereof recorded August 17, 2001 as Entry No. 7978172 in the office of the Salt Lake County Recorder, located S89°54'03"W 1656.86 feet along the Section line and N00°05'57"W 640.14 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence along said plat N00°07'17"E 256.00 feet; thence East 104.93 feet; thence North 1.13 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 360.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N90°00'00"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 446.98 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 8.81 feet through a central angle of 33°39'20" Chord: N73°10'20"E 8.68 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 50.00 feet a distance of 107.91 feet through a central angle of 123°39'20" Chord: S61°49'40"E 88.15 feet; thence South 189.90 feet; thence West 50.00 feet; thence North 164.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 468.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence South 164.00 feet; thence West 50.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: West) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence West 360.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 50.00 feet; thence South 13.13 feet; thence West 105.47 feet to the point of beginning.