

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

14067298 B: 11398 P: 3590 Total Pages: 3
01/30/2023 04:49 PM By: salvrado 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 CORP., 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

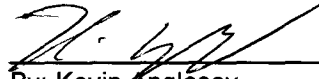
Parcel No. 26-34-251-019 (for reference purposes only)

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

Dated this 26 day of January, 2023.

[Signature Page to Follow]

Ivory Land Corporation, a Utah corporation

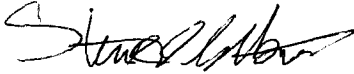


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 26 day of JANUARY, 2023, 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

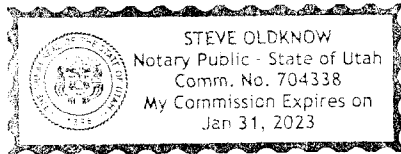


Exhibit A

Proposed HIDDEN OAKS SUBDIVISION POD 7 PHASE 3, 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. 12905945 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 3,671.60 feet along the 1/4 Section line and East 679.98 feet from the South 1/4 Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base & Meridian (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 298.47 feet to the 1/16 (40 acre) line; thence along the 1/16 (40 acre) line S89°49'23"E 650.03 feet to the Center 1/16 corner of the NE 1/4 of said Section 34; thence along the 1/16 (40 acre) line S00°07'34"E 300.00 feet; thence S89°52'27"W 160.00 feet; thence S00°07'34"E 5.16 feet; thence N89°49'52"W 337.70 feet; thence North 8.05 feet; thence West 153.00 feet to the point of beginning.