

14102006 B: 11417 P: 2248 Total Pages: 3  
05/04/2023 01:56 PM By: ctafoya 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 & Tax Notice To:  
Ivory Development, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City 84117



File No.: 167945-DMF

## SPECIAL WARRANTY DEED

The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole f/k/a Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole,

**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.:** 22-25-352-031 and 22-25-352-033 (for reference purposes only)

**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.

**ALSO SUBJECT TO USE RESTRICTION:** So long as Grantor owns adjacent property or a church-built structure remains on the subject property, the property shall not be used for: (a) any public or private nuisance; (b) any business, trade or activity which, in Grantor's sole opinion, is noxious, unreasonably noisy, or offensive; (c) the making, storing, reading, showing, viewing, playing, listening, renting, selling, transmitting, receiving or distributing of any material, regardless of form or medium, having, in Grantor's sole opinion, morally offensive content appealing to prurient interest in sex; (d) the manufacture, storage, sale or consumption of drugs, alcoholic beverages, or tobacco products; (e) any form of gambling or betting; (f) loitering; or (g) any other conduct or condition which is illegal and is not otherwise expressly mentioned above.

**RESERVING UNTO GRANTOR** oil, gas, mineral, or subsurface rights of any kind whatsoever provided that the Grantor does not reserve the right to use the property or extract minerals or other substances from the property above a depth of five hundred (500) feet, nor does the seller reserve the right to use the surface of the property in connection with the rights reserved herein.

*[Signatures on Following Page]*

Dated this 3 day of May, 2023.

The Church of Jesus Christ of Latter-Day Saints,  
a Utah corporation sole f/k/a Corporation of the  
Presiding Bishop of the Church of Jesus Christ  
of Latter-day Saints, a Utah corporation sole

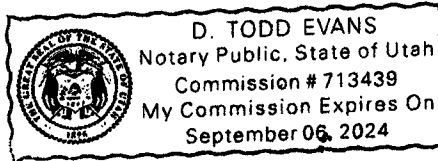
BY: Joseph Lowe *JL*  
Name: Joseph D. Lowe  
Title: Authorized Agent

STATE OF UTAH

COUNTY OF SALT LAKE

On this 3 day of May, 2023, before me, personally appeared Joseph D. Lowe,  
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document,  
and acknowledged before me that he/she/they executed the same on behalf of The Church of Jesus  
Christ of Latter-Day Saints, a Utah corporation sole f/k/a Corporation of the Presiding Bishop of the  
Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

*[Signature]*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

A part of the Southwest Quarter of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Cottonwood Heights City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of 3635 East Street as established by BRIGHTON POINT NO. 3 SUBDIVISION, according to the official plat thereof recorded as Entry No. 2494728 in Book MM, at Page 74 in the Salt Lake County Recorder's Office N0°03'40"W 1154.13 feet along the Section line and N89°56'20"E 812.31 feet from the Southwest Corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along said southeasterly right-of-way line N34°00'00"E 256.83 feet; thence S56°00'00"E 111.79 feet; thence S34°00'00"W 69.03 feet; thence S29°33'30"E 151.37 feet to the northwesterly right-of-way line of Summerhill Drive; thence along said right-of-way the following two (2) courses: (1) line Southwesterly along the arc of a non-tangent curve to the left having a radius of 70.00 feet (radius bears: S29°33'30"E) a distance of 32.30 feet through a central angle of 26°26'30" Chord: S47°13'15"W 32.02 feet; thence (2) S34°00'00"W 89.23 feet to a northerly boundary line of SHERWOOD HILLS NO. 2 SUBDIVISION, according to the official plat thereof recorded as Entry No. 2238114, Book FF, at Page 36 in the Salt Lake County Recorder's Office; thence along said northerly boundary line N56°00'00"W 240.00 feet to the point of beginning.

**PARCEL 2:**

A part of the Southwest Quarter of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Cottonwood Heights, Utah, being more particularly described as follows:

Beginning at a point along the southerly line of BRIGHTON POINT SUBDIVISION NO. 4, according to the official plat thereof, recorded as Entry No. 2534853 in Book NN at Page 83 in the office of the Salt Lake County Recorder, said point being located N00°03'40"W 1402.42 feet along the Section line and N89°56'20"E 1189.14 feet from the Southwest Corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along said plat S82°36'50"E 523.98 feet to the northwesterly right-of-way line of Wasatch Boulevard (SR-210); thence along said northwesterly right-of-way line S26°57'20"W 348.58 feet to the northeasterly corner of that certain Special Warranty Deed recorded as Entry No. 11684831 in Book 10159 at Page 6913 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N89°27'39"W 110.02 feet; thence (2) S75°52'25"W 84.23 feet to a point on the northeasterly right-of-way line of 7650 South Street; thence along said right-of-way line the following two (2) courses: (1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 70.00 feet (radius bears: S50°50'10"W) a distance of 29.33 feet through a central angle of 24°00'12" Chord: N51°09'56"W 29.11 feet; thence (2) N63°10'02"W 6.30 feet; thence Northeasterly along the arc of a curve to the left having a radius of 20.00 feet a distance of 11.97 feet through a central angle of 34°18'11" Chord: N57°23'30"E 11.80 feet; thence N40°14'25"E 60.10 feet; thence N49°45'35"W 43.79 feet; thence N27°56'13"W 335.01 feet to the point of beginning.