

Mail Recorded Deed & Tax Notice To:
Ivory Jones Holdings, LLC
978 Woodoak Lane
Salt Lake City 84117

14137976 B: 11436 P: 8857 Total Pages: 3
08/07/2023 03:16 PM By: avice 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.: 169636-DMF

SPECIAL WARRANTY DEED

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 Jones Holdings, 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.: 26-03-200-006 and 26-03-200-007 (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.

[Signature on following page]

Dated this 4 day of August, 2023.

Ivory Land Corporation, a Utah corporation

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 4 day of August, 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/she/they executed the same on behalf of Ivory Land Corporation, a Utah corporation.

[Signature]
Notary Public

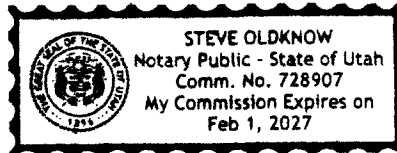


EXHIBIT A
Legal Description

A part of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the Section line between the Northeast Corner and North Quarter Corner of said Section 3, said point also being located on the westerly Right-of-way of 6400 West Street, said point also being N89°51'20"W 123.80 feet along the section line from the Northeast Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence along said Right-of-way the following three (3) courses: (1) S00°08'33"W 44.94 feet; thence (2) southeasterly along the arc of a non-tangent curve to the right having a radius of 50.00 feet a distance of 77.90 feet through a central angle of 89°16'13" Chord: S45°13'28"E 70.26 feet; thence (3) S00°35'22"E 270.93 feet to a point on the northerly boundary line of a Special Warranty Deed recorded as Entry No. 13857213 in Book 11287 at Page 9740 on December 28, 2021 in the office of the Salt Lake County Recorder; thence along said Deed the following fifteen (15) courses: thence (1) N89°44'17"W 72.43 feet; thence (2) S72°34'13"W 483.09 feet; thence (3) S72°35'40"W 182.02 feet; thence (4) S72°57'14"W 135.48 feet; thence (5) S79°28'40"W 64.39 feet; thence (6) S72°02'26"W 114.54 feet; thence (7) S72°50'29"W 104.75 feet; thence (8) S81°51'53"W 83.27 feet; thence (9) S84°49'36"W 146.34 feet; thence (10) S79°25'48"W 112.28 feet; thence (11) S71°20'42"W 119.67 feet; thence (12) S72°08'37"W 182.49 feet; thence (13) S80°08'33"W 167.15 feet; thence (14) Southwesterly along the arc of a non-tangent curve to the right having a radius of 965.00 feet (radius bears: N78°56'52"W) a distance of 448.72 feet through a central angle of 26°38'33" Chord: S24°22'25"W 444.69 feet; thence (15) S37°41'41"W 361.23 feet; thence North 97.78 feet; thence along the arc of a curve to the right with a radius of 535.00 feet a distance of 335.61 feet through a central angle of 35°56'34" Chord: N17°58'17"E 330.14 feet; thence N35°56'34"E 307.70 feet; thence S85°55'08"W 382.44 feet; thence N00°08'40"E 913.39 feet to the section line; thence along said section line S89°51'20"E 2,347.75 feet to the point of beginning.