

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



File No.: 178831-DMF

WARRANTY DEED

CC Sheep Ranch LLC, a Maryland limited liability company,

GRANTOR(S), of Baltimore, State of Maryland, hereby Conveys and Warrants 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

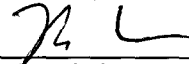
TAX ID NO.: 28-11-251-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

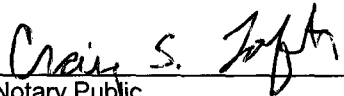
Dated this 14th day of June, 2024.

CC Sheep Ranch LLC, a Maryland limited liability company

BY: 
Brandon M. Chasen, Sr.
Manager

STATE OF Maryland
COUNTY OF Baltimore

On this 14th day of June, 2024, before me, personally appeared Brandon M. Chasen, Sr., 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 CC Sheep Ranch LLC, a Maryland limited liability company.


Notary Public

CRAIG S. LOFTON
Notary Public-Maryland
Baltimore City
My Commission Expires
September 10, 2027

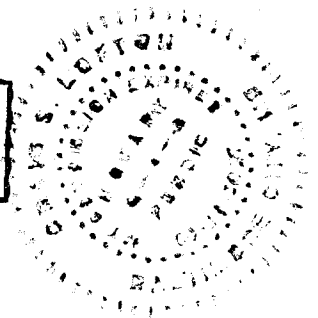


EXHIBIT A
Legal Description

Commencing 50 rods and 10 feet South and 19 rods East of the Northwest corner of the Northeast quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 19 rods; thence South $47 \frac{5}{8}$ rods; thence West 19 rods; thence North $47 \frac{5}{8}$ rods to the place of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of Little Cottonwood Road.