

Mail Recorded Deed & Tax Notice To:
CW The Ivy, LLC, a Utah limited liability company
610 North 800 West
Centerville 84014

14310060 B: 11530 P: 5861 Total Pages: 3
11/05/2024 04:19 PM By: asteffensen 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.: 179566-CAF

SPECIAL WARRANTY DEED

Investment Decision Corporation, a Utah corporation,

GRANTOR(S), of Murray, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW The Ivy, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, 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.: 16-32-327-004 and 16-32-327-005 (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 05 day of November, 2024.

Investment Decision Corporation, a Utah corporation


BY: Michael D. Blair
Signed with Stavvy
Michael D. Blair
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 05 day of November, 2024, before me, personally appeared Michael D. Blair, 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 Investment Decision Corporation, a Utah corporation.

Cortlund G. Ashton
Signed with Stavvy
Notary Public

CORTLUND G. ASHTON
Notary Public
State of Utah
Comm. No. 730983
My Commission Expires July 25, 2027

Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

PARCEL 1:

Part of a parcel located in the southwest quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian. More particularly described as follows:

Beginning at a point N00°11'03"E 809.05 feet and S89°48'57"E 313.44 feet from the centerline street monument at 900 East & 3900 South, said point of beginning also being N00°11'03"E 200.29 feet and S89°48'57"E 280.44 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey, and running thence S89°58'36"E 317.14 feet; thence S00°01'24"W 124.70 feet; thence N89°58'36"W 9.00 feet; thence N00°01'24"E 89.20 feet; thence N89°58'36"W 259.14 feet; thence N00°01'24"E 30.00 feet; thence N89°58'36"W 49.00 feet; thence N00°01'24"E 5.50 feet to the point of beginning.

PARCEL 1A:

A right of way for ingress, egress and utilities over and across the following:

Beginning at a point 164 feet North from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey, and running thence North 30 feet, thence East 759 feet, thence South 30 feet, thence West 759 feet to the point of beginning.