

14333687 B: 11543 P: 7450 Total Pages: 3
01/08/2025 03:43 PM By: aallen 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
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

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 EXHIBIT A ATTACHED HERETO


TAX ID NO.: 26-34-251-042 (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 1/8/2025.

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 8 day of January, 202~~4~~⁵, 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 executed the same on behalf of Ivory Land Corporation, a Utah corporation.


Notary Public

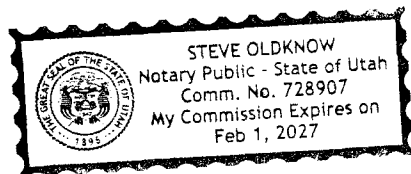


EXHIBIT A
Legal Description

Proposed HIDDEN OAKS SUBDIVISION POD 6 PHASE 2, being more particularly described as follows:

A part of an entire tract as described in a Quit Claim Deed Entry No. 12971505 of the Official Records of Salt Lake County, located in the Northeast quarter and the Southeast quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the westerly corner of Parcel A of Hidden Oaks Pod 4, Phase 2 Subdivision, according to the official plat thereof recorded March 02, 2021 as Entry No. 13584157 in Book 2021P at Page 58, said point also being located N89°53'28"W 899.86 feet along the Section line and N0°06'32"E 1697.02 feet from the South Quarter 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 Southwest Corner and the South 1/4 Corner of said Section 34); thence northeasterly along the arc of a curve to the right having a radius of 566.00 feet a distance of 284.92 feet through a central angle of 28°50'33" Chord N28°03'29"E 281.92 feet; thence N42°28'46"E 487.83 feet; thence northerly along the arc of a curve to the left having a radius of 834.00 feet a distance of 622.30 feet through a central angle of 42°45'07" Chord: N21°06'12"E 607.96 feet to a point of reverse curvature; thence northeasterly along the arc of a curve to the right having a radius of 20.00 feet a distance of 31.51 feet through a central angle of 90°16'21" Chord: N44°51'49"E 28.35 feet; thence East 254.87 feet; thence South 99.00 feet; thence West 25.15 feet; thence South 276.79 feet; thence S03°28'50"E 228.63 feet to the northerly line of Lot 301 of Hidden Oaks Pod 4, Phase 3 Subdivision, according to the official plat thereof recorded September 23, 2021 as Entry No. 13780330 in Book 2021P at Page 239 in the office of the Salt Lake County Recorder; thence along the northerly subdivision line of said plat the following eight (8) courses: (1) S57°45'49"W 99.38 feet; thence (2) S62°06'36"W 73.91 feet; thence (3) S70°12'37"W 72.93 feet; thence (4) S72°54'12"W 322.46 feet; thence (5) S68°42'40"W 106.66 feet; thence (6) S55°27'28"W 157.91 feet; thence (7) S16°06'53"W 96.92 feet; thence (8) S16°42'35"E 100.97 feet to the northerly line of Parcel A of said Hidden Oaks Pod 4, Phase 2 Subdivision; thence along said Parcel A S70°44'45"W 202.32 feet to the point of beginning.