

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

ENT 149228:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Aug 26 04:48 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



**COTTONWOOD
TITLE**

File No.: 144193-TOF

SPECIAL WARRANTY DEED

Boyer Holbrook Residential, L.C., a Utah limited liability company

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

GRANTEE(S) of Murray, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-006-0304

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 26th day of August, 2021.

Boyer Holbrook Residential, L.C.,
a Utah limited liability company

By: The Boyer Company, L.C., Its Manager

BY: _____
NAME: Brian Gochnour
ITS: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26th day of August, 2021, personally appeared before me Brian Gochnour, who acknowledged themselves to be the Manager of The Boyer Company, L.C., Manager of Boyer Holbrook Residential, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

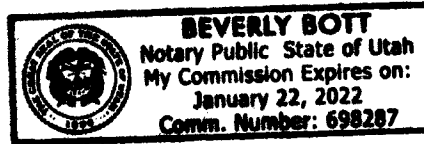


EXHIBIT A
Legal Description

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the North line of 3600 West Street according to the official Dedication Plat entitled Holbrook Way, 3600 West, Waterbury Drive and 2450 North, recorded February 21, 2017 as Entry No. 2017:17384 in the office of the Utah County Recorder, located North 00°07'50" East along the section line 531.96 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 1,536.58 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 88°02'27" East along said deed 41.03 feet; thence South 00°07'50" West parallel with and 41.00 feet East of the section line 1,538.10 feet to the North line of said 3600 West Street; thence North 89°52'10" West along said street 41.00 feet to the point of beginning. (aka 3600 West in Plat A Phase 12)

Less and excepting therefrom that portion lying within the bounds of Holbrook Farms Plat A Phase 11, according to the official plat thereof.