

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

## SPECIAL WARRANTY DEED

### IVORY LAND 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

**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 Tooele County, State of Utah:

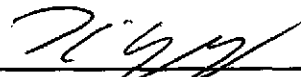
**See attached Exhibit A**

**Parcel No. 05-036-0-0088**

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 11 day of January, 2021.

Ivory Land Corporation

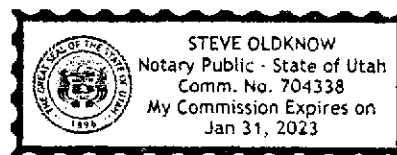
  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 11 day of JANUARY, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



## EXHIBIT A

Proposed SAGEWOOD VILLAGE PHASE 9 SUBDIVISION, being more particularly described as follows:

That portion of the Northwest quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; Stansbury Park, Tooele County, Utah described as follows:

Beginning at a point that is North 89°22'40" East 789.82 feet and North 00°00'00" East 485.02 feet from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°37'20" West 285.00 feet; thence North 01°23'28" East 77.92 feet; thence North 10°52'52" East 72.60 feet; thence North 20°47'48" East 72.60 feet; thence North 30°42'44" East 72.59 feet; thence North 40°37'41" East 72.60 feet; thence North 50°32'37" East 54.31 feet; thence South 40°57'40" East 60.18 feet; thence South 36°59'29" East 108.82 feet; thence South 36°02'11" East 100.00 feet; thence North 89°22'40" East 56.92 feet; thence North 72°53'44" East 62.57 feet; thence North 89°22'40" East 105.00 feet; thence South 00°37'20" East 110.00 feet; thence South 05°23'09" East 60.21 feet; thence South 00°37'20" East 285.00 feet; thence South 89°22'40" West 560.00 feet to the point of beginning.