

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

ENT 56952:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 22 04:52 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



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, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-005-0096, 58-005-0121, 58-005-0134, 66-927-0004 (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 August 22, 2024

Ivory Land Corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 22 day of August, 2024, 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.

[Signature]
Notary Public

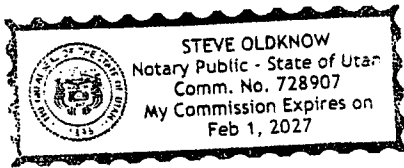


EXHIBIT A
Legal Description

A part of the Southeast Quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located S89°57'58"W 1168.37 feet along the section line and N00°02'02"W 40.00 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S89°57'58"W 146.51 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 509.00 feet (radius bears: S00°02'03"E) a distance of 63.64 feet through a central angle of 07°09'51" Chord: S86°23'02"W 63.60 feet; thence S82°48'06"W 27.16 feet; thence Westerly along the arc of a curve to the right having a radius of 491.00 feet a distance of 61.40 feet through a central angle of 07°09'52" Chord: S86°23'02"W 61.36 feet; thence S89°57'58"W 46.37 feet; thence Northwesterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°02'02"W 21.21 feet; thence S89°57'58"W 47.00 feet; thence N00°02'02"W 14.62 feet; thence Northerly along the arc of a curve to the right having a radius of 169.00 feet a distance of 95.34 feet through a central angle of 32°19'23" Chord: N16°07'40"E 94.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 518.00 feet a distance of 42.80 feet through a central angle of 04°44'03" Chord: N29°55'20"E 42.79 feet; thence N18°33'00"W 466.41 feet; thence N89°53'50"E 465.94 feet; thence S00°06'10"E 78.00 feet; thence N89°54'09"E 4.77 feet; thence S00°06'09"E 60.00 feet; thence S89°53'50"W 18.96 feet; thence S00°06'10"E 32.00 feet; thence S00°02'02"E 84.67 feet; thence S02°04'23"W 42.14 feet; thence S03°53'06"W 42.10 feet; thence S00°02'02"E 99.89 feet; thence N89°57'58"E 59.59 feet; thence S00°02'05"E 150.00 feet to the point of beginning.

Less and Excepting Parcel D, SUMMER GAIL PARKWAY, according to the official plat thereof as recorded in the office of the Utah County Recorder.