

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

ENT 57424:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 26 09:54 AM FEE 40.00 BY MG
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.: 58-005-0137 (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 23, 2024

Ivory Land Corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 23 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

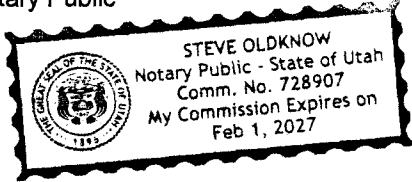


EXHIBIT A
Legal Description

A part of the Southeast Quarter Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a northwesterly corner of Holbrook Place Phase 10, recorded as Entry #547:2024 on January 4, 2024 on file with the Utah County Recorder's Office, said point also being located N0°07'50"E 1818.50 feet along the Section Line and N89°52'10"W 630.53 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base & Meridian; running thence along the westerly subdivision line of said Holbrook Place Phase 10 the following three (3) courses: (1) S41°50'03"W 177.98 feet; thence (2) S48°09'57"E 15.07 feet; thence (3) S41°50'03"W 147.54 feet to the westerly subdivision line of Holbrook Place Phase 9 recorded as Entry #79999:2022 on July 12, 2022 of official records; thence along said subdivision the following five (5) courses: (1) N56°03'59"W 227.67 feet; thence (2) S00°09'03"W 33.38 feet; thence (3) N89°50'57"W 176.00 feet; thence (4) S00°09'03"W 38.74 feet; thence (5) N89°50'57"W 120.00 feet; thence N00°09'03"E 859.65 feet; thence S46°05'51"E 955.84 feet to the point of beginning.