

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



File No.:

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## 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.:** 19-043-0050, 19-043-0005, 19-043-0002, 19-042-0050, 19-042-0055 (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 September 9, 2024

Ivory Land Corporation

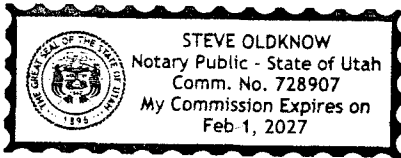
[Signature]  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 9 day of SEPTEMBER, 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  
PREPARED FOR  
BROADVIEW SHORES PHASE 7  
PROVO CITY, UTAH  
AUGUST 11, 2023  
22-0421  
RM**

**LEGAL DESCRIPTION**

A part of the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°36'48"W 503.13 feet along the Section line and West 549.08 feet from the East Quarter Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence S02°57'00"W 60.00 feet; thence S00°40'48"E 67.14 feet; thence S04°38'34"W 81.27 feet; thence S00°40'48"E 196.97 feet to the northerly boundary line of BROADVIEW SHORES PUD PHASE 1, according to the Official Plat thereof recorded February 18, 2016 as Entry No. 13522:2016 in the Office of the Utah County Recorder; thence along said northerly boundary line of said plat following three (3) courses: (1) S89°13'38"W 278.17 feet; thence (2) S89°31'00"W 483.41 feet; thence (3) S00°46'09"E 11.24 feet to and along the easterly boundary line of BROADVIEW SHORES P.U.D PHASE 5A, according to the Official Plat thereof recorded March 11, 2022 as Entry No. 31315:2022 in the Utah County Recorder's Office; thence along said easterly boundary line of said plat following six (6) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 367.50 feet (radius bears: N64°53'52"E) a distance of 14.99 feet through a central angle of 02°20'16" Chord: N23°56'00"W 14.99 feet to a point of reverse curvature; thence (2) along the arc of a curve to the left having a radius of 15.00 feet a distance of 17.58 feet through a central angle of 67°08'38" Chord: N56°20'11"W 16.59 feet; thence (3) N89°54'30"W 72.03 feet; thence (4) N00°05'30"E 54.00 feet; thence (5) N76°38'19"W 4.36 feet; thence (6) N00°05'30"E 249.50 feet; thence N89°54'30"W 21.31 feet; thence N01°07'23"W 98.02 feet to the southeasterly boundary line of that Official Deed thereof recorded on April 18, 2017 as Entry No. 37839-2017 in the Utah County Recorder's Office; thence along southerly boundary line of said Deed following two (2) courses: (1) S89°55'51"E 113.33 feet; thence (2) N00°45'00"W 133.75 feet to the southwest corner of BROADVIEW SHORES PUD PHASE 3B according to the Official plat thereof recorded on February 22, 2019 as Entry No. 14830-2019 in the Utah County Recorder's Office; thence along said plat S87°03'00"E 741.01 feet; thence S02°57'00"W 95.00 feet; thence S87°03'00"E 40.16 feet to the point of beginning.

Containing 10.05 acres +/-  
2 PARCELS, 34 LOTS AND 12 UNITS