

ENT 64953:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 02 02:47 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Alpine Homes, LLC, a Utah limited liability company
11814 S Election Rd., Ste. 150
Draper, UT 84020



File No.: 166082-DMF

SPECIAL WARRANTY DEED

Ivory Development, LLC, 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

Alpine Homes, LLC, a Utah limited liability company,

GRANTEE(S), of Draper, 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.: 12-004-0066 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29 day of September, 2023.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29 day of September, 2023, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah limited liability company.

[Signature]
Notary Public

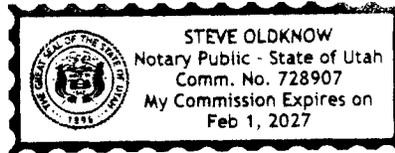


EXHIBIT A
Legal Description

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point S0°06'11"E 648.45 feet along the Section line and S89°53'49"W 1220.18 feet from the East 1/4 Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence West 88.10 feet; thence N04°37'56"E 32.47 feet; thence N09°19'42"E 35.70 feet; thence N08°01'32"E 53.29 feet; thence N01°09'05"E 44.01 feet; thence N00°00'01"E 318.03 feet; thence along the arc of a curve to the right with a radius of 616.00 feet a distance of 116.59 feet through a central angle of 10°50'39" Chord: N05°25'20"E 116.41 feet; thence North 302.08 feet; thence N00°05'34"E 56.00 feet; thence S89°54'26"E 35.05 feet; thence N00°05'34"W 176.78 feet; thence N00°02'05"W 56.19 feet; thence N00°05'34"E 125.04 feet to the Southerly line of a Corrected Special Warranty Deed as recorded at Entry No. 79132:1998 in the Utah County Recorder's Office; thence along said Special Warranty Deed S89°54'26"E 52.98 feet; thence South 683.32 feet; thence along the arc of a curve to the right with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'55" Chord: S03°53'28"W 64.06 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'54" Chord: S03°53'28"W 71.66 feet; thence S00°00'01"W 344.01 feet; thence along the arc of a curve to the right with a radius of 272.00 feet a distance of 42.32 feet through a central angle of 08°54'52" Chord: S04°27'27"W 42.28 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 328.00 feet a distance of 33.64 feet through a central angle of 05°52'35" Chord: S05°58'36"W 33.63 feet to the point of beginning.