

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

ENT 65791:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Sep 25 10:51 AM FEE 40.00 BY AS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



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.:** 58-021-0499, 58-021-0501, 58-021-0726, 58-021-0727 (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, 25, 2024

Ivory Land Corporation

[Signature]  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 25 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

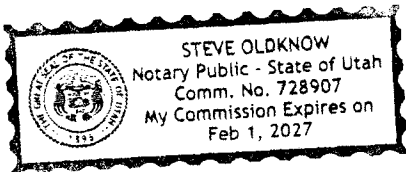


EXHIBIT A

**LEGAL DESCRIPTION  
PREPARED FOR  
HOLBROOK FARMS PLAT H PHASE 3  
LEHI, UTAH  
05-07-2024  
24-0081  
(JPW)  
REVISED BY LA 051624**

***PHASE 3 BOUNDARY LEGAL DESCRIPTION***

A part of the Northeast Quarter of Section 2, Township 5 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 S89°57'58" W 186.94 feet and S0°02'02"E 582.00 feet from the Northeast 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence N89°56'25"E 109.99 feet; thence S00°08'15"E 524.52 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 84.00 feet (radius bears: N57°42'06"W) a distance of 50.27 feet through a central angle of 34°17'29" Chord: S49°26'38"W 49.53 feet; thence S89°51'07"W 682.21 feet; thence N00°08'53"W 100.00 feet; thence N89°51'07"E 32.93 feet; thence N00°08'15"W 332.00 feet; thence S89°51'07"W 58.25 feet; thence along the arc of a curve to the left with a radius of 228.00 feet a distance of 14.22 feet through a central angle of 03°34'27" Chord: S88°03'53"W 14.22 feet; thence N00°08'15"W 104.52 feet; thence S89°59'50"E 649.47 feet; thence N00°08'15"W 22.43 feet to the point of beginning.

Contains: 8.73 acres±.