

13790051  
10/4/2021 3:03:00 PM \$42.00  
Book - 11249 Pg - 972-974  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

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

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## QUIT CLAIM DEED

**IVORY LAND CORPORATION, a Utah corporation and Ivory Homes, Ltd., a Utah limited partnership, as their interests may appear**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby QUIT CLAIMS 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 **Salt Lake County, State of Utah:**


**See attached Exhibit A**

**Parcel Nos.:** 27-24-302-017, 27-24-302-018, 24-24-302-019, 27-24-302-003, 27-24-302-004, 27-24-302-024, 27-24-302-025, 27-24-303-001, 27-24-303-002, 27-24-303-003, and 27-24-303-004  
(for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

[Signature Page to Follow]

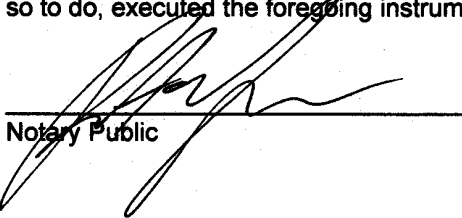
**Ivory Land Corporation, a Utah corporation**

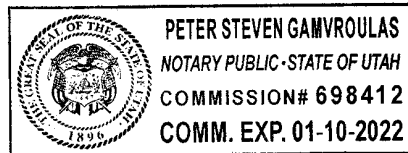
  
By: Kevin Anglesey  
Its: Secretary

State of Utah


County of Salt Lake

On the 21<sup>st</sup> day of SEPTEMBER, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



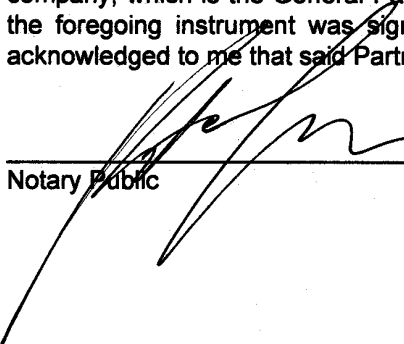
**Ivory Homes, Ltd., a Utah limited partnership**  
By: Value LC, a Utah limited liability company,  
General Partner

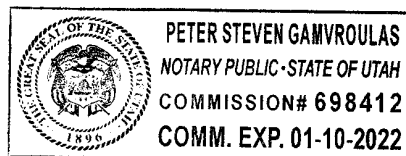
  
By: Ryan R. Tesch  
Its: Secretary

State of Utah

County of Salt Lake

On the 30<sup>th</sup> day of SEPTEMBER, 2021, personally appeared before me Ryan R. Tesch, who acknowledged himself to be the Secretary of Value LC, a Utah limited liability company, which is the General Partner of Ivory Homes Ltd., a Utah limited partnership, and that the foregoing instrument was signed on behalf of said Partnership and said Ryan R. Tesch acknowledged to me that said Partnership executed the same.

  
Notary Public



## Exhibit A

A portion of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at the northwesterly corner of Lot 131, BIG WILLOW CREEK PHASE 1B, 1ST AMENDMENT Subdivision, according to the official plat thereof recorded December 11, 2019 as Entry No. 13144179 in Book 2019P at Page 338 in the office of the Salt Lake County Recorder, said corner located N89°54'32"E 703.89 feet along the Section line and North 1,853.59 feet from the Southwest Corner of Section 24, T3S, R1W, SLB&M; running thence along the easterly line of Open Space D1 of said plat the following three (3) courses: (1) N13°02'58"E 36.99 feet; thence (2) N04°46'38"W 112.44 feet; thence (3) N26°26'56"E 49.55 feet to the northerly line of BIG WILLOW CREEK PHASE 1B Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869206 in Book 2018P at Page 352 in the office of the Salt Lake County Recorder; thence along said plat S89°58'37"E 317.34 feet; thence along said plat to and along the westerly line of BIG WILLOW CREEK PHASE 1A Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869205 in Book 2018P at Page 352 in the office of the Salt Lake County Recorder N02°08'23"E 121.27 feet; thence along said plat the following two (2) courses: (1) N25°02'29"E 349.19 feet; thence (2) N70°08'48"E 127.36 feet to the westerly line of BIG WILLOW CREEK PHASE 6 Subdivision, according to the official plat thereof recorded \_\_\_\_\_, 20\_\_ as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) southerly along the arc of a non-tangent curve to the left having a radius of 220.00 feet (radius bears: N80°23'58"E) a distance of 31.19 feet through a central angle of 08°07'19" Chord: S13°39'41"E 31.16 feet; thence (2) S00°01'23"W 133.56 feet to the northerly corner of a boundary determined by that certain Conservator's Deed recorded December 30, 2019 as Entry No. 13159564 in Book 10879 at Page 5791 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S52°38'39"W 215.64 feet; thence (2) S24°07'30"W 86.87 feet; thence to and along the westerly line of said BIG WILLOW CREEK PHASE 6 Subdivision S27°17'45"W 156.85 feet; thence along said plat S01°02'15"E 179.86 feet; thence S01°02'15"E 337.79 feet to a northerly line of said BIG WILLOW CREEK PHASE 1B; thence along said northerly line to and along the northerly line of Lot 126 of said plat S89°53'47"W 143.50 feet to the easterly right-of-way line of Wildrye Field Way; thence along said easterly right-of-way line the following two (2) courses: (1) N13°07'46"W 118.93 feet; thence (2) along the arc of a curve to the right with a radius of 320.00 feet a distance of 268.87 feet through a central angle of 48°08'25" Chord: N10°56'27"E 261.03 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S68°22'41"W) a distance of 64.47 feet through a central angle of 73°52'51" Chord: N58°33'45"W 60.10 feet to the westerly right-of-way line of said Wildrye Field Way; thence along said westerly right-of-way line southwesterly along the arc of a non-tangent curve to the left having a radius of 380.00 feet (radius bears: S55°33'14"E) a distance of 101.73 feet through a central angle of 15°20'20" Chord: S26°46'36"W 101.43 feet to the northeasterly corner of said Lot 131, BIG WILLOW CREEK PHASE 1B, 1ST AMENDMENT Subdivision; thence along the northerly line of said lot N70°53'33"W 138.02 feet to the point of beginning.

Contains: 3.94 acres+/-

13790052  
10/4/2021 3:03:00 PM \$44.00  
Book - 11249 Pg - 975-977  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

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

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**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 **Salt Lake County, State of Utah:**


**See attached Exhibit A**

**Parcel Nos.:** 27-24-302-003, 27-24-302-004, 27-24-302-019, 27-24-302-030, 27-24-327-004, 27-24-327-006, 27-24-327-007, 27-24-327-008, 27-24-327-009, 27-24-300-051, 27-24-300-053, 27-24-303-001, and 27-24-381-001 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

[Signature Page to Follow]

**Ivory Land Corporation, a Utah corporation**

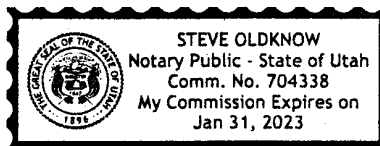
  
By: Kevin Anglesey  
Its: Secretary

State of Utah


County of Salt Lake

On the 1 day of October, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**Ivory Homes, Ltd., a Utah limited partnership**  
By: Value LC, a Utah limited liability company,  
General Partner

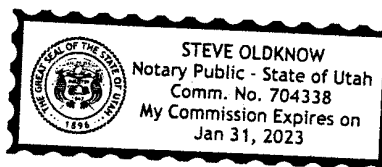
  
By: Ryan R. Tesch  
Its: Secretary

State of Utah

County of Salt Lake

On the 1 day of October, 2021, personally appeared before me Ryan R. Tesch, who acknowledged himself to be the Secretary of Value LC, a Utah limited liability company, which is the General Partner of Ivory Homes Ltd., a Utah limited partnership, and that the foregoing instrument was signed on behalf of said Partnership and said Ryan R. Tesch acknowledged to me that said Partnership executed the same.

  
Notary Public



## Exhibit A

A parcel of land being part of four entire tracts described in that Special Warranty Deed, recorded at Entry #12857004, in Book 10716, on Page 4128 and in that Special Warranty Deed, recorded at Entry #13172818, in Book 10886, on Page 3097 and in that Special Warranty Deed, recorded at Entry #13172819, in Book 10886, on Page 3099 and in that Quit Claim Deed recorded at Entry #13352257, in Book 10993, on Page 8317 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southwest quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point on the Northerly line of Lot 125, BIG WILLOW CREEK PHASE 1B, according to the Official Plat thereof recorded October 17, 2018 as Entry No. 12869206 in Book 2018P of Plats at Page 352 of the Official Records of Salt Lake County, said point being located N89°54'32"E along the Section line 1,052.25 feet and North 1,495.21 feet from the Southwest Corner of Section 24, T3S, R1W, SLB&M; thence N01°02'15"W 550.24 feet; thence N34°10'35"E 129.10 feet to the Southwesterly Corner of that Real Property described in Deed Entry No. 13159564 of the Official Records of Salt Lake County; thence S89°58'37"E along said deed 206.83 feet to the 1/16<sup>th</sup> (40 acre) line; thence N00°01'23"E along the 1/16<sup>th</sup> (40 acre) line 343.77 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 220.00 feet (radius bears: N72°16'39"E) a distance of 31.19 feet through a central angle of 08°07'20" Chord: N13°39'41"W 31.16 feet to the Southerly line of that Real Property described in Deed Book 9752 Page 5513 of the Official Records of Salt Lake County; thence along said deed the following two (2) courses: 1) N70°09'58"E 7.84 feet; 2) N00°01'24"E 52.43 feet to the southerly right-of-way line of 11400 South Street, known as Project No. SP-15-7(156)293; thence Easterly along said right-of-way the following two (2) courses: 1) along the arc of a non-tangent curve to the right having a radius of 1,945.00 feet (radius bears: S10°20'05"E) a distance of 406.68 feet through a central angle of 11°58'48" Chord: N85°39'19"E 405.94 feet; 2) S88°21'17"E 273.70 feet to a fence line on the Westerly line of UDOT Parcel 15-7:340:Z described in that Final Judgement recorded as Entry No. 12957408 of the Official Records of Salt Lake County; thence along said fence and deed the following three (3) courses: 1) S05°20'02"W 139.89 feet; 2) S08°29'52"W 228.64 feet; 3) S05°40'28"W 745.64 feet; thence S89°53'47"W 392.37 feet; thence S05°00'59"W 108.09 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 24.90 feet through a central angle of 95°07'12" Chord: S42°32'37"E 22.14 feet; thence S00°06'13"E 60.00 feet; thence S89°53'47"W 8.06 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°06'14"E) a distance of 22.22 feet through a central angle of 84°52'47" Chord: S47°27'22"W 20.24 feet; thence S05°00'59"W 8.06 feet; thence N84°59'01"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N84°59'01"W) a distance of 24.90 feet through a central angle of 95°07'12" Chord: N42°32'37"W 22.14 feet; thence S89°53'47"W 90.57 feet; thence N00°05'58"W 60.00 feet; thence N89°53'47"E 98.63 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.22 feet through a central angle of 84°52'48" Chord: N47°27'23"E 20.24 feet; thence N05°00'59"E 110.78 feet; thence S89°53'47"W 374.79 feet to the point of beginning.

Contains: 20.20 acres+/-