

13214097
3/11/2020 9:25:00 AM \$40.00
Book - 10908 Pg - 2750-2752
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 East Woodoak Lane
Murray, UT 84107



File No.: 115063-DMF

SPECIAL WARRANTY DEED

Sintra Investments, LLC, a Utah limited liability company

GRANTOR(S) of Murray, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Land Corporation

GRANTEE(S) of Murray, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-200-004 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10 day of March, 2020.

Sintra Investments, LLC

BY: _____

Ryan R. Tesch
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10 day of March, 2020, personally appeared before me Ryan R. Tesch, who acknowledged themselves to be the Secretary of Sintra Investments, LLC, a Utah limited liability company, and that they, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

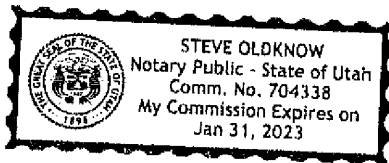


EXHIBIT A
Legal Description

A portion of the Northeast quarter and the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'20" East along the section line 678.27 feet and South 854.94 feet from the North quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 00°08'45" East along the section line between the West quarter corner and the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence North 80°08'33" East 167.15 feet; thence North 72°08'37" East 182.49 feet; thence North 71°20'42" East 119.67 feet; thence North 79°25'48" East 112.28 feet; thence North 84°49'36" East 146.34 feet; thence North 81°51'53" East 83.27 feet; thence North 72°50'29" East 104.75 feet; thence North 72°02'26" East 114.54 feet; thence North 79°28'40" East 64.39 feet; thence North 72°57'14" East 135.48 feet; thence North 72°35'40" East 182.02 feet; thence North 72°34'13" East 483.09 feet; thence South 89°44'17" East 72.43 feet to that real property as described by Final Order of Condemnation and Judgement of Just Compensation recorded as Entry No. 10059359 in Book 9446 at Page 8356 of the official records of Salt Lake County; thence along said real property the following 3 (three) courses: 1) South 00°35'22" East 195.05 feet; 2) thence along the arc of a curve to the left with a radius of 5,045.00 feet a distance of 279.37 feet through a central angle of 03°10'22" chord: South 02°10'33" East 279.33 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 4,955.00 feet a distance of 201.23 feet through a central angle of 02°19'37" chord: South 02°35'56" East 201.21 feet to the Northeast corner of that real property as described by Special Warranty Deed recorded as Entry No. 12424987 in Book 10506 at Page 4907 of the official records of Salt Lake County; thence along said deed the following 2 (two) courses: 1) North 89°46'19" West 950.17 feet; 2) South 00°08'20" West 1,605.00 feet to the quarter section line; thence North 89°46'19" West along the quarter section line 1,752.10 feet; thence North 00°07'23" East 250.41 feet; thence along the arc of a curve to the right with a radius of 1,035.00 feet a distance of 678.70 feet through a central angle of 37°34'18" chord: North 18°54'32" East 666.60 feet; thence North 37°41'41" East 629.84 feet; thence along the arc of a curve to the left with a radius of 965.00 feet a distance of 448.72 feet through a central angle of 26°38'33" chord: North 24°22'25" East 444.69 feet to the point of beginning.