

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



File No.: 150433-DMF

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## SPECIAL WARRANTY DEED

**Golden Spur West, LLC, a Utah limited liability company**

**GRANTOR(S)** of Layton, 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.:** 32-016-0064 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14 day of October, 2021.

Golden Spur West, LLC, a Utah limited liability company

BY Terry M. Deru  
Terry M. Deru  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 14 day of October, 2021, before me, personally appeared Terry M. Deru, 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 Golden Spur West, LLC, a Utah limited liability company.

Melissa Mifflin  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at a point 700 feet West of the Southeast corner of the Northeast quarter of the Southwest quarter of Section 10, Township 10 South of Range 1 East, Salt Lake Meridian; thence West 620 feet; thence North 160 rods; thence East 1080 feet to the railroad right of way; thence Southwesterly along the railroad right of way to the point of beginning.

SUBJECT TO the effects of Boundary Line Agreement (Fence Line), recorded May 9, 2007 as Entry No. 68561:2007.

LESS AND EXCEPTING any portion of land lying within the railroad right of way.