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Rhonda Francis Summit County Recorder

03/19/2020 09:08:29 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC

Electronically Recorded

Mail Recorded Deed and Tax Notice To:

Ivory Land Corporation

978 Woodoak Lane

Salt Lake City, Utah 84117

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

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 **Summit** County, State of Utah:

See attached Exhibit A

Parcel No. PCA-SS-122

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

Dated this 18 day of March, 2020.

Ivory Land Corporation



By: Kevin Anglesey

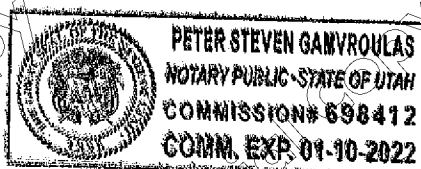
Its: Secretary

State of Utah

County of Salt Lake

On the 18TH day of MARCH, 2020, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land 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



698412
exp. 1-10-2022

**LEGAL DESCRIPTION
PREPARED FOR
IVORY HOMES
PARK CITY HEIGHTS PHASE 2
PARK CITY, UTAH
(Revised: October 29, 2019)
16-348**

PHASE 2 BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 2 & the NW1/4 & NE1/4 of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah, more particularly described as follows:

Beginning at the Southwesterly Corner of Lot 65, PARK CITY HEIGHTS PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder, located S88°46'45"E along the Section Line 2,377.21 feet and North 389.50 feet from the Northwest Corner of Section 11, T2S, R4E, SLB&M; thence S66°25'17"W 124.23 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,480.00 feet (radius bears: N65°21'07"E) a distance of 30.41 feet through a central angle of 01°10'38" Chord: N24°03'34"W 30.41 feet; thence S66°31'45"W 166.82 feet; thence S17°17'28"E 212.74 feet; thence S32°16'50"W 173.63 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 340.00 feet (radius bears: S17°59'55"W) a distance of 49.27 feet through a central angle of 08°18'09" Chord: S67°51'00"E 49.23 feet; thence S26°18'05"W 40.00 feet; thence S26°20'33"W 122.08 feet; thence S53°23'00"E 74.69 feet; thence S43°02'53"E 165.62 feet; thence S34°28'01"E 72.43 feet; thence S49°31'37"E 741.19 feet; thence S42°31'04"W 2,168.85 feet; thence South 103.66 feet; thence N89°30'31"W along the extension of and along the Northerly line of MORNING STAR ESTATES, according to the Official Plat thereof on file in the Office of the Summit County Recorder 981.31 feet; thence South along said plat 26.40 feet to a point on the Easterly extension of the Northerly line of ROYAL OAKS PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N89°54'47"W along said plat and extension 145.80 feet to the Southeast Corner of Lot 302, PARK CITY HEIGHTS PHASE 3, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N0°19'41"E along said plat 407.43 feet; thence N89°30'31"W along said plat 242.00 feet to the Section line; thence N0°19'41"E along the Section line 1,094.01 feet; thence N63°17'52"E 344.36 feet; thence N75°52'07"E 1,501.92 feet; thence N39°00'23"W 821.44 feet to the Southerly line of that Real Property described as Deed Book 771 Page 718 of the Official Records of Summit County; thence S88°46'45"E along said deed 89.54 feet; thence N0°00'41"E along said deed and extension thereof and along the Easterly line of Lot 3 ODINN'S WATER TREATMENT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder 1,415.34 feet to the Southerly line of that Real Property described in Deed Book 527 Page 47 of the Official Records of Summit County; thence N68°35'10"E along said deed 611.67 feet; thence S26°10'21"E 662.43 feet; thence S84°01'09"E 78.30 feet to the Westerly line of PARK CITY HEIGHTS PHASE 1, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence along said plat the following 3 (three) courses and distances: Southerly along the arc of a non-tangent curve to the left having a radius of 1,340.00 feet (radius bears: S84°01'10"E) a distance of 526.99 feet through a central angle of 22°31'59" Chord: S05°17'09"E 523.60 feet; thence S23°19'58"E 50.25 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,335.00 feet (radius bears: N71°18'21"E) a distance of 108.54 feet through a central angle of 04°39'30" Chord: S21°01'24"E 108.51 feet to the point of beginning.

Contains: 127.51 acres+/-