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

Rhonda Francis Summit County Recorder

07/29/2022 11:14:52 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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## SPECIAL WARRANTY DEED

**Ivory Development, LLC, a Utah Limited Liability Company**

**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 Land Corporation, a Utah corporation**

**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 EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** FT-53-A (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 29 day of July, 2022.

Ivory Development, LLC, a Utah Limited Liability Company

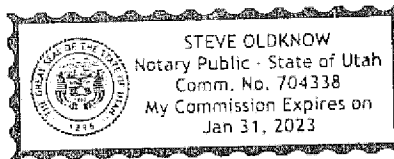
BY: [Signature]  
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29 day of JULY, 2022, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]  
Notary Public



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

A portion of land located in the Southeast Quarter of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian:

A portion of land located in the Southeast quarter of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North between the Southeast corner and the East quarter corner of said Section 29, described as follows:

Beginning at a point North 681.09 feet from the Southeast corner of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian; thence South 89°58'59" West 1316.83 feet along a fence line to the Easterly of Parcel FT-49; thence North 288.89 feet along said line to a rebar with cap stamped PLS 5152644 being on a fence line at the Easterly line of Parcel FT-50; thence North 00°11'00" East 317.37 feet along said line to a rebar with cap stamped PLS 5152644; thence North 12°58'03" West 70.11 feet along said line to a rebar with cap stamped PLS 5152644 being on the Southerly line of Wild Willow Subdivision, Phase 2D; thence South 89°37'10" East 14.15 feet to the Southeast corner of said subdivision; thence North 00°22'37" East 0.69 feet along the Easterly line of said subdivision to a fence line; thence South 89°56'50" East 872.35 feet along a fence line on the Southerly line of Parcel FT-2037; thence South 01°27'11" East 249.28 feet along a fence line; thence South 89°56'50" East 438.73 feet along a fence line and extension of fence to the Easterly line of Section 29; thence South 424.39 feet along the section line to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of State Route 32 along the Easterly boundary of said Land.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point North 00°00'00" East 948.55 feet and North 90°00'00" West 51.00 feet from the Southeast corner of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence North 89°39'31" West 155.78 feet; thence North 00°20'29" East 113.00 feet; thence North 89°39'31" West 240.68 feet; thence North 00°20'29" East 291.17 feet; thence South 01°27'11" East 249.28 feet; thence South 89°56'50" East 387.72 Feet; thence South 00°00'00" East 156.97 feet to the point of beginning.