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Rhonda Francis Summit County Recorder

04/21/2023 03:23:09 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed and Tax Notice To:

Ivory Development, LLC

978 Woodoak Lane

Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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, 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 **Summit County, State of Utah:**


SEE EXHIBIT A ATTACHED HERETO

Parcel No. FT-53-A (for reference purposes only)

Dated this 20 day of April, 2023.

[Signature on following page]

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 20 day of APRIL, 2023, 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

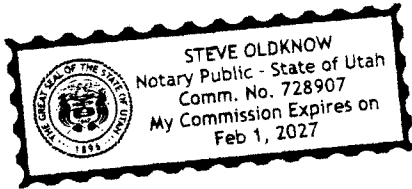


EXHIBIT A

PARCEL 1:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT N00°00'00"E 888.55 FEET AND N90°00'00"W 51.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°39'31"W 381.82 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF S45°20'29"W, AND A CHORD DISTANCE OF 21.21 FEET; THENCE S00°20'29"W 194.94 FEET; THENCE S89°58'59"W 60.00 FEET; THENCE N00°20'29"E 195.60 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.03 FEET, A CHORD DIRECTION OF N43°38'38"W, AND A CHORD DISTANCE OF 20.83 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A DISTANCE OF 230.86 FEET, A CHORD DIRECTION OF N72°14'54"W, AND A CHORD DISTANCE OF 228.10 FEET; THENCE N56°52'03"W 138.49 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 26.44 FEET, A CHORD DIRECTION OF S72°38'07"W, AND A CHORD DISTANCE OF 23.15 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A DISTANCE OF 91.30 FEET, A CHORD DIRECTION OF S11°14'24"W, AND A CHORD DISTANCE OF 90.75 FEET; THENCE S00°20'29"W 260.11 FEET; THENCE S89°58'59"W 420.01 FEET ALONG A FENCE LINE; THENCE N00°00'00"E 288.87 FEET; THENCE ALONG THE EASTERLY LINE OF RIVER BLUFFS PLAT A SUBDIVISION N00°11'00"E 317.37 FEET; THENCE N12°58'03"W 70.11 FEET TO THE SOUTHERLY LINE OF WILD WILLOW SUBDIVISION, PHASE 2D; THENCE ALONG SAID SOUTHERLY LINE S89°37'10"E 14.15 FEET AND N00°22'37"E 0.69 FEET; THENCE S89°56'50"E 872.35 FEET ALONG THE SOUTHERLY LINE OF PARCEL FT-2037; THENCE S00°20'29"W 389.17 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF S44°39'31"E, AND A CHORD DISTANCE OF 21.21 FEET; THENCE S89°39'31"E 381.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 32; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S00°00'00"E 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 32, SAID POINT OF BEGINNING BEING N00°00'00"E 948.55 FEET AND N90°00'00"W 51.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°39'31"W 381.46 FEET; THENCE ALONG CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N44°39'31"W, AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00°20'29"E 389.17 FEET; THENCE S01°27'11"E 249.28 FEET; THENCE S89°56'50"E 387.72 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°00'00"E 156.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN:

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.