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Page 1 of 2

Rhonda Francis Summit County Recorder

06/16/2023 02:36:55 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

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 attached Exhibit A

Parcel No. FT-53-A

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

Dated this *16* day of *June*, 2023.

Ivory Land Corporation



By: Kevin Anglesey

Its: Secretary

State of Utah

County of Salt Lake

On the *16* day of *JUNE*, 2023, 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

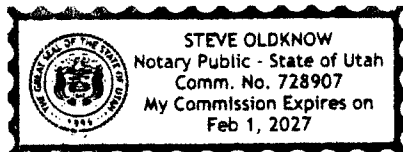


Exhibit A

**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 776.51 FEET AND N90°00'00"W 212.17 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
236.32 FEET; THENCE N00°20'29"E 98.00 FEET; THENCE ALONG CURVE TO THE
RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD
DIRECTION OF N45°20'29"E, AND A CHORD DISTANCE OF 21.21 FEET; THENCE
S89°39'31"E 221.32 FEET; THENCE S00°20'29"W 113.00 FEET TO THE POINT OF
BEGINNING. (AKA FRANCIS COMMONS PHASE 3 LOTS 302-310)
CONTAINS 0.61 ACRES IN AREA**