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Rhonda Francis Summit County Recorder

11/30/2023 12:17:53 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:

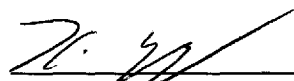
**See attached Exhibit A**

**Parcel No. NS-101-D**

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

Dated this *30* day of *November*, 2023.

Ivory Land Corporation



By: Kevin Anglesey

Its: Secretary

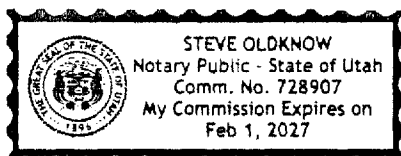
State of Utah

County of Salt Lake

On the *30* day of *November*, 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**

Proposed COUNTRYSIDE SUBDIVISION, being more particularly described as follows:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°51'26" WEST 1535.45 FEET ALONG THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 301.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOYTSTVILLE ROAD; THENCE SOUTH 06°31'59" WEST 827.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF HOYTSTVILLE ROAD SOUTH 06°31'59" WEST 726.90 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,509.16 FEET, A DISTANCE OF 690.34 FEET, A CHORD DIRECTION OF SOUTH 04°48'53" WEST AND A CHORD DISTANCE OF 690.23 FEET TO THE NORTHEAST CORNER OF LOT 1 OF HARDY ESTATES SUBDIVISION AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG SAID HARDY ESTATES SUBDIVISION THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) NORTH 89°46'21" WEST 396.47 FEET; (2) SOUTH 09°28'42" WEST 202.46 FEET; (3) SOUTH 09°28'42" WEST 180.31 FEET; (4) SOUTH 14°54'50" WEST 227.49 FEET; (5) SOUTH 16°47'41" WEST 113.31 FEET; AND (6) SOUTH 89°43'56" WEST 734.74 FEET ALONG SAID HARDY ESTATES SUBDIVISION AND THIS LINE EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF THE STATE OF UTAH, DIVISION OF PARKS AND RECREATION "RAIL TRAIL" PROPERTY AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 08°06'00" EAST 2302.19 FEET TO A POINT OF INTERSECTION WITH AN EXISTING, EAST/WEST, BARB AND NET WIRE FENCE, SAID FENCE BEING ON AND RUNNING ALONG THE NORTH BANK OF THE LITTLE WEBER RIVER; THENCE EASTERLY ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 84°40'00" EAST 150.90 FEET; (2) SOUTH 80°58'00" EAST 100.53 FEET; AND (3) NORTH 89°42'00" EAST 58.78 FEET TO THE CORNER OF SAID EXISTING BARB AND NET WIRE FENCE; THENCE SOUTH 03°31'00" EAST 82.25 FEET; THENCE SOUTH 84°21'00" EAST 792.26 FEET TO THE POINT OF BEGINNING.