

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

01226388 B: 2836 P: 0361

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Rhonda Francis Summit County Recorder

10/16/2024 03:21:11 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

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 EXHIBIT A ATTACHED HERETO

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

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10/16/24.

Ivory Land Corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 16th day of October, 2024, 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 executed the same on behalf of Ivory Land Corporation.

[Signature]
Notary Public

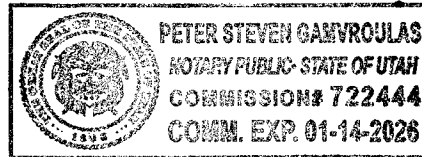


EXHIBIT A
Legal Description

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

BEGINNING AT A POINT N00°00'00"E 778.42 FEET AND S89°58'59"W 508.48 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
387.75 FEET; THENCE N00°20'29"E 160.37 FEET; THENCE ALONG A CURVE TO THE
RIGHT, HAVING A RADIUS OF 240.00 FEET, A DISTANCE OF 91.30 FEET, A CHORD
DIRECTION OF N11°14'24"E AND A CHORD DISTANCE OF 90.75 FEET; THENCE
ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A
DISTANCE OF 26.44 FEET, A CHORD DIRECTION OF N72°38'07"E AND A CHORD
DISTANCE OF 23.15 FEET; THENCE S56°52'03"E 138.49 FEET; THENCE ALONG A
CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A DISTANCE OF 230.86
FEET, A CHORD DIRECTION OF S72°14'54"E AND A CHORD DISTANCE OF 228.10
FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET,
A DISTANCE OF 23.03 FEET, A CHORD DIRECTION OF S43°38'38"E AND A CHORD
DISTANCE OF 20.83 FEET; THENCE S00°20'29"W 98.28 FEET TO THE POINT OF
BEGINNING.