

Page 1 of 3

Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

01/15/2026 12:51:23 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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



File No.: 192227-TOF

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

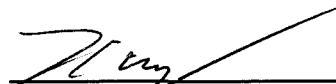
TAX ID NO.: CT-482-F (for reference purposes only)

SUBJECT TO: Property taxes for the year 2026 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1/15/2026

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 15 day of January, 2026, 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, a Utah corporation.



Notary Public

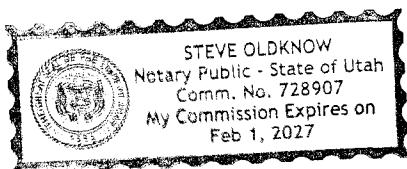


EXHIBIT A
Legal Description

PROPOSED RED HILL PHASE 1 SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S89°51'50"E 2105.01 FEET AND N00°00'00"E 211.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S19°43'34"W 142.13 FEET; THENCE S12°44'15"W 114.30 FEET; THENCE S07°21'39"W 98.70 FEET; THENCE S06°43'16"E 49.37 FEET; THENCE N86°15'19"E 214.36 FEET; THENCE S19°13'43"E 446.93 FEET; THENCE S84°10'15"W 507.79 FEET; THENCE N36°02'01"E 112.56 FEET; THENCE N14°22'27"E 47.27 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A DISTANCE OF 130.92 FEET, A CHORD DIRECTION OF N67°17'29"W, AND A CHORD DISTANCE OF 130.46 FEET; THENCE N31°02'36"E 150.00 FEET; THENCE N53°35'24"W 56.14 FEET; THENCE N42°50'32"W 56.19 FEET; THENCE N32°05'57"W 56.17 FEET; THENCE N21°21'22"W 56.17 FEET; THENCE N10°36'48"W 56.17 FEET; THENCE N00°07'47"E 56.17 FEET; THENCE N10°52'40"E 58.73 FEET; THENCE N14°24'51"E 251.48 FEET; THENCE N09°33'54"W 54.72 FEET; THENCE N14°24'51"E 144.17 FEET; THENCE N85°17'11"E 141.58 FEET; THENCE S19°39'11"E 272.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.913 ACRES IN AREA, 31 LOTS AND 2 PARCELS