

When recorded please mail to:

Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, UT 84417

13433342
10/20/2020 4:35:00 PM \$40.00
Book - 11043 Pg - 311-312
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

121577-JCP

Property #:533-3822

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Ivory Development, LLC, GRANTEE, of 978 E. Woodoak Lane, Salt Lake City _____, _____, County of Salt Lake, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

PARCEL 1:

Lot 1, CAPITOL PARK AVENUE EXTENSION SUBDIVISION, according to the official plat thereof, filed in Book 2003P of Plats at Page 391 of the official records of the Salt Lake County Recorder, State of Utah.

(Tax parcel number: 09-30-455-021

PARCEL 1A:

A continuous, perpetual non-exclusive easement and right-of-way, appurtenant to Parcel 1 described herein, for the placement, installation, maintenance, repair and removal of utilities and for pedestrian and vehicular ingress and egress, as more particularly defined and described in that certain Easement Agreement recorded December 12, 2003 as Entry No. 8923197 in Book 8923 at Page 1596 of Official Records.

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

