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.

The Grantor specifically reserves, excepts, and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid, or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 2 day of October, 2020.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a

Utah corporation sole

STATE OF UTAH

COUNTY OF SALTIAKE SS

On this 2 day of October, 2020, personally appeared before me <u>Tevry F. Ridd</u>, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC
MEATHER H THOMPSON
Commission #707238
Expires August 11, 2023
State of Utah

Notary Public for the State of Utah