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2/8/2021 10:23:00 AM \$40.00
Book - 11113 Pg - 8378-8380
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

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

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

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 **Salt Lake** County, State of Utah:


See attached "EXHIBIT A"

Parcel Nos. 14-28-104-007, 14-28-104-008, 14-28-104-009, 14-28-126-002, 14-28-126-039, and 14-28-126-040

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

Dated this 5 day of February, 2021.

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 5 day of FEBRUARY, 2021, 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

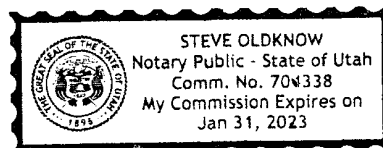


EXHIBIT A

Proposed GABLER'S GROVE SUBDIVISION PHASE 2, being more particularly described as follows:

A parcel of land being part of an entire tract described in that Warranty Deed recorded April 18, 2019 as Entry No. 1297028 in Book 10771, at Page 1188 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the NW1/4 of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of Lot 108, GABLER'S GROVE PHASE 1, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 2020 of Plats, at Page 169 in the Office of said Recorder, located S89°54'03"W along the Section line 1,476.81 feet and South 236.53 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence along a westerly and northerly line of said GABLER'S GROVE PHASE 1 the following seven (7) courses: 1) South 296.42 feet; 2) Southerly along the arc of a curve to the right with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: S03°33'45"W 6.21 feet; 3) S07°07'30"W 34.09 feet; 4) Southerly along the arc of a curve to the left with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: S03°33'45"W 6.21 feet; 5) South 43.67 feet; 6) Southwesterly along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.29 feet through a central angle of 88°57'02" Chord: S44°28'31"W 21.02 feet to the northerly line of 2820 South Street; 7) S88°57'02"W along said street 80.38 feet to the southeasterly Corner of Lot 14, WILD HORSES SUBDIVISION, according to the Official Plat thereof recorded October 5, 2006 as Entry No. 9866964 in Book 2006P, at Page 287 on file in the Office of said Recorder; thence N00°01'27"W (Plat = North) 402.78 feet along the easterly line of said WILD HORSES SUBDIVISION to the southwesterly corner of said Lot 108: thence East 100.26 feet along the southerly line of said Lot 108, to the point of beginning. (aka Lots 201-205)

ALSO:

An entire tract of land containing all or part of those parcels of land described in the following three (3) documents: 1) Warranty Deed recorded April 18, 2019 as Entry No. 1297028 in Book 10771, at Page 1188; 2) Special Warranty Deed recorded April 23, 2019 as Entry No. 12972940 in Book 10772, at Page 6801, 3) Warranty Deed recorded June 14, 2019 as Entry No. 13009690 in Book 10792, at Page 1089 in the Office of the Salt Lake County Recorder. Said entire tract is located in the NW1/4 of Section 28, Township 1 South, Range 2 West, Salt Lake Base & Meridian, and described as follows:

Beginning at the southeasterly corner of Lot 173, GABLER'S GROVE SUBDIVISION, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 2020 of Plats, at Page 169 in the Office of said Recorder and westerly line of DAKOTA LANE ONE LOT SUBDIVISION, according to the Official Plat thereof recorded February 3, 2012 as Entry No. 11327231 in Book 2012 of Plats, at Page 13 in the Office of said Recorder, located S89°54'03"W along the Section line 921.42 feet and South 272.00 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence S00°52'09"W (Plat = S 00°53'36" W) 357.62 feet along said westerly line of DAKOTA LANE ONE LOT SUBDIVISION; thence S88°58'33"W 203.42 feet to the easterly boundary line of that parcel of land described in Warranty Deed as Entry No. 12866866 in Book 10721, at Page 2583 in the Office of said Recorder; thence along said deed the following three (3) courses: 1) N00°12'21"W (Deed = North) 87.44 feet; 2) S88°42'33"W 71.07 feet (Deed = West 70 feet); 3) S00°05'56"E (Deed = South) 119.02 feet to the monument line of 2820 South Street; thence S88°57'02"W along said monument line 204.57 feet to a southeasterly corner of said Gabler's Grove Phase 1 Subdivision; thence along said GABLER'S GROVE SUBDIVISION PHASE 1 the following ten (10) courses: 1) N01°02'58"W 33.00 feet; 2) Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N01°02'58"W) a distance of 23.84 feet

through a central angle of 91°02'58" Chord: N45°31'29"W 21.41 feet; 3) North 42.02 feet; 4) along the arc of a curve to the left with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: N03°33'45"W 6.21 feet; 5) N07°07'30"W 34.09 feet; 6) along the arc of a curve to the right with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: N03°33'45"W 6.21 feet; 7) North 285.82 feet; 8) N89°58'28"E 314.31 feet; 9) South 24.05 feet; 10) East 191.08 feet to the point of beginning. (aka Lots 206-222)

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

A portion of the Northwest quarter of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point located South 89°54'03" West 1,130.72 feet along the section line and South 499.10 feet from the North quarter corner of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence East 107.26 feet; thence South 00°05'56" East 131.84 feet; thence South 88°58'33" West 107.02 feet; thence North 00°12'21" West 133.75 feet to the point of beginning.