

WHEN RECORDED MAIL TO:
Josh Cameron and Kathryn Cameron
6291 S. Meadowcrest Road
Holladay, UT 84121

13642135
4/23/2021 4:32:00 PM \$40.00
Book - 11163 Pg - 479-480
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Josh Cameron and Kathryn Cameron, husband and wife as joint tenants

Grantee for the sum of ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in

County, State of Utah:

Salt Lake

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 22-35-102-075, 22-35-102-064 and 22-35-102-007 (for reference purposes only)

SUBJECT TO: Easements, restrictions and rights of way appearing of record or enforceable in law and equity, and existing fence lines.


Witness, the hand of said Grantor, this 23rd day of April, 2021

Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: **Ryan R. Tesch, its Secretary**

State of Utah)
 :SS
County of Salt Lake)

On the 23rd day of April, 2021, personally appeared before me, Ryan R. Tesch, who being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is the General Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said Partnership and said Ryan R. Tesch acknowledged to me that the said Partnership executed the same.


Notary Public

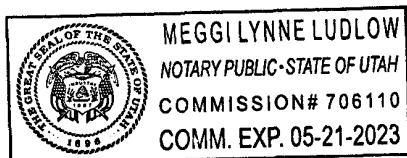


EXHIBIT A

PARCEL 1:

Beginning at a point on the West line of Lot 1 of Danish Heights Subdivision, recorded July 30, 2007 as Entry No. 10177992 in Book 2007P at Page 313 in the office of the Salt Lake County Recorder, said point also being North 89°56'40" East 514.84 feet along the section line and South 854.53 feet from the Northwest corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°58'57" East 53.21 feet; thence Southeasterly 91.76 feet along the arc of a 52.00 foot radius curve to the left (center bears North 65°16'48" East and the chord bears South 75°16'14" East 80.31 feet with a central angle of 101°06'04"); thence South 50°34'30" East 102.62 feet to the South line of said Lot 1; thence West 218.13 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1, said point also being on the East line of Scottsdale Ridge Subdivision Phase 2, recorded October 25, 1995 as Entry No. 6197371 in Book 95-10P at Page 290 in the office of the Salt Lake County Recorder; thence North 05°20'00" East 85.94 feet along the West line of said Lot 1 and also along the East line of said Scottsdale Ridge Subdivision Phase 2 to the point of beginning.

PARCEL 2:

Lot 1, BRET STEEL SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of Watson Hollow Subdivision.

PARCEL 3:

Commencing North 89°57'43" East 679.3 feet and South 05°20' West 944 feet and East 218 feet from the Northwest corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence West 109.48 feet; thence South 26°30' West 198.94 feet; thence East 109.48 feet; thence North 26°30' East 198.94 feet, more or less, to the point of beginning.