

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

13730582  
7/29/2021 2:27:00 PM \$40.00  
Book - 11213 Pg - 8920-8921  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## 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 No. 26-34-251-010

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

Dated this 29 day of July, 2021.

Ivory Land Corporation

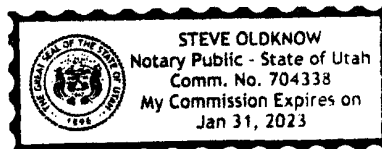
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 29 day of July, 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

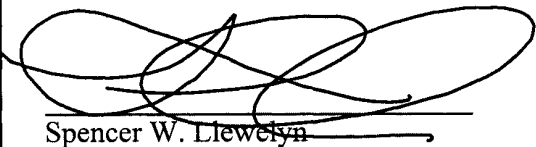


**SURVEYOR'S CERTIFICATE**

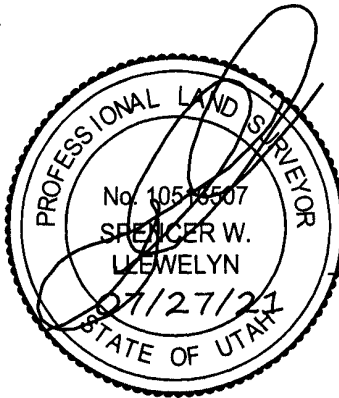
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**HIDDEN OAKS, POD 4, PHASE 3  
SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



Spencer W. Llewelyn  
Professional Land Surveyor  
Certificate No. 10516507



07/27/2021  
Date

**BOUNDARY DESCRIPTION**

A portion of an entire tract of land described in Deed Entry No. 12971505 of the Official Records of Salt Lake County, being located in the SW1/4 and SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman City, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 602.10 feet and North 1,695.33 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M, said point also being located along the Northerly line of Parcel A of the HIDDEN OAKS POD 4, PHASE 2 SUBDIVISION according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 13584157 in Book 2121P at Page 058; thence along the said Subdivision N56°19'48"W 124.40 feet; thence N16°42'35"W 100.97 feet; thence N16°06'53"E 96.92 feet; thence N55°27'28"E 157.91 feet; thence N68°42'40"E 106.66 feet; thence N72°54'12"E 322.46 feet; thence N70°12'37"E 72.93 feet; thence N62°06'36"E 73.91 feet; thence N57°45'49"E 159.26 feet to the Northwest Corner of Lot 221 of said HIDDEN OAKS POD 4, PHASE 2 SUBDIVISION; thence along said Subdivision the following eleven (11) courses; 1) S33°22'51"E 107.47 feet; 2) Southwesterly along the arc of a non-tangent curve to the left having a radius of 326.50 feet (radius bears: S33°22'51"E) a distance of 3.31 feet through a central angle of 00°34'51" Chord: S56°19'44"W 3.31 feet; 3) S32°14'11"E 252.34 feet; 4) S77°49'52"W 197.56 feet; 5) S66°03'58"W 293.85 feet; 6) S76°06'14"W 118.62 feet; 7) S74°10'05"W 21.71 feet; 8) S72°48'42"W 70.00 feet; 9) S72°48'42"W 53.00 feet; 10) S17°11'18"E 10.71 feet; 11) S66°11'59"W 196.25 feet to the point of beginning.

Contains: 289,881 square feet or 6.65 acres+/-

TH