

13741297
8/10/2021 1:15:00 PM \$40.00
Book - 11220 Pg - 736-737
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
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 No. 14-21-376-009 and 14-21-376-005

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

Dated this 10th day of AUGUST, 2021.

Ivory Land Corporation

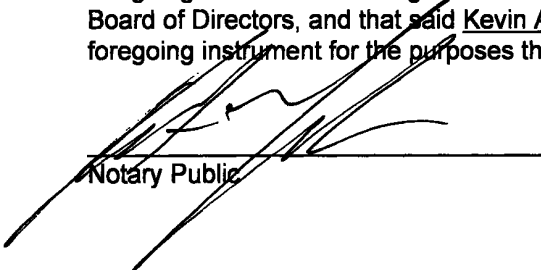


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 10th day of AUGUST, 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

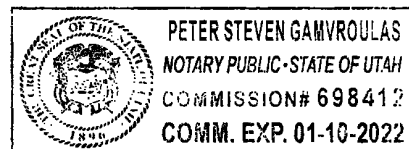


Exhibit A

A parcel of land being part of an entire tract described in that Warranty Deed recorded April 29, 2019 as Entry No. 12977489 in Book 10775, at Page 967 in the Office of the Salt Lake County Recorder and that Warranty Deed recorded October 9, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point located S89°54'03"W along the Section line 16.50 feet and N00°04'58"E 570.40 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence Northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N89°55'02"W) 23.58 feet through a central angle of 90°04'58" Chord: N44°57'31"W 21.23 feet; thence West 468.83 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence South 164.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet to the North line of 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; thence along the North line of said GABLER'S GROVE PHASE 1 the following three (3) courses: 1) West 1,053.00 feet; 2) South 10.13 feet; 3) West 106.01 feet to the Easterly line of ENSIGN MEADOWS, according to the Official Plat thereof on file in the office of said Recorder as Entry No. 7978172 in Book 2001P at Page 233; thence N00°07'17"E (Plat=N00°08'44"E) along said plat 256.00 feet; thence East 105.47 feet; thence North 13.13 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 360.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 468.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 457.73 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 6.20 feet through a central angle of 23°41'59" Chord: N78°09'00"E 6.16 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 50.00 feet a distance of 20.76 feet through a central angle of 23°47'18" Chord: N78°11'40"E 20.61 feet to the Westerly line of COLONY FARMS SUBDIVISION, according to the Official Plat thereof recorded January 3, 2019 as Entry No. 12912961 in Book 2019P of Plats, at Page 2 in the Office of said Recorder; thence S00°04'58"W along said plat 70.50 feet to the point of beginning. (aka Proposed Gabler's Grove Subdivision Phase 3)