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12/2/2021 10:05:00 AM \$40.00  
Book - 11276 Pg - 9375-9377  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Wood Ranch 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

**WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company**

**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. 20-27-101-001-4001, 20-27-101-001-4002 and 20-27-101-001-4003**

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

Dated this 2 day of December, 2021.

Ivory Land Corporation

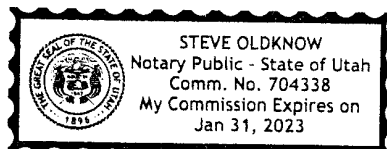
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 2 day of December, 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

Beginning at a point on the Westerly right-of-way line of SR-111, said point lies North 89°58'52" West 306.111 feet along the Section Line (Basis of bearings is South 89°58'54" East between the Northwest Corner and the North Quarter Corner of Section 27, T2S, R2W, SLB&M) and South 2231.731 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°04'32" West 536.994 feet; thence North 75°45'44" West 173.862 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 14°14'16" East, Chord: North 70°22'26" West 105.173 feet); thence along the arc of said curve 105.328 feet through a central angle of 10°46'35"; thence North 64°59'09" West 1073.752 feet; thence South 25°00'51" West 256.381 feet to a point on a 518.500 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°39'03" West 204.320 feet); thence along the arc of said curve 205.666 feet through a central angle of 22°43'36"; thence North 82°47'13" West 252.215 feet to a point on a 169.000 foot radius tangent curve to the left, (radius bears South 07°12'47" West, Chord: North 84°41'43" West 11.256 feet); thence along the arc of said curve 11.258 feet through a central angle of 03°49'01"; thence North 86°36'14" West 512.839 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears South 03°23'46" West, Chord: South 87°52'07" West 183.016 feet); thence along the arc of said curve 183.300 feet through a central angle of 11°03'18"; thence North 07°39'32" West 285.000 feet to a point on a 1235.000 foot radius non tangent curve to the left, (radius bears South 07°39'32" East, Chord: South 81°37'05" West 31.175 feet); thence along the arc of said curve 31.175 feet through a central angle of 01°26'47"; thence North 09°06'19" West 35.114 feet; thence North 03°23'46" East 100.000 feet; thence North 86°36'14" West 211.307 feet to a point on a 1382.000 foot radius non tangent curve to the left, (radius bears North 77°53'14" West, Chord: North 09°25'22" East 129.717 feet); thence along the arc of said curve 129.765 feet through a central angle of 05°22'47"; thence North 86°36'14" West 1.002 feet to a point on a 1381.000 foot radius non tangent curve to the left, (radius bears North 83°15'53" West, Chord: North 05°03'22" East 80.944 feet); thence along the arc of said curve 80.955 feet through a central angle of 03°21'31" to a point of reverse curvature with a 235.000 foot radius tangent curve to the right, (radius bears South 86°37'24" East, Chord: North 31°59'41" East 225.115 feet); thence along the arc of said curve 234.755 feet through a central angle of 57°14'10"; thence North 60°36'45" East 257.078 feet; thence North 60°36'45" East 193.585 feet; thence North 26°53'02" West 168.764 feet; thence North 62°40'06" East 180.003 feet; thence North 27°00'01" West 60.397 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears South 62°59'59" West, Chord: North 40°33'07" West 93.729 feet); thence along the arc of said curve 94.608 feet through a central angle of 27°06'12"; thence North 54°06'13" West 231.349 feet to a point on a 500.000 foot radius tangent curve to the right, (radius bears North 35°53'47" East, Chord: North 41°00'25" West 226.594 feet); thence along the arc of said curve 228.579 feet through a central angle of 26°11'36"; thence North 27°54'37" West 73.273 feet; thence North 62°05'23" East 15.000 feet; thence North 23°25'48" East 25.612 feet; thence North 27°54'37" West 73.446 feet to a point on a 100.000 foot radius tangent curve to the right, (radius bears North 62°05'23" East, Chord: North 03°49'59" West 81.593 feet); thence along the arc of said curve 84.045 feet through a central angle of 48°09'15" to a point of reverse curvature with a 460.000 foot radius tangent curve to the left, (radius bears North 69°45'22" West, Chord: North 18°46'19" East 23.632 feet); thence along the arc of said curve 23.635 feet through a central angle of 02°56'38"; thence North 19°49'13" East 54.049 feet; thence North 32°47'33" East 77.726 feet; thence North 84°00'00" East 76.735 feet; thence South 06°00'00" East 209.954 feet to a point on a 273.710 foot radius non tangent curve to the left, (radius bears North 87°51'06" East, Chord: South 27°18'47" East 232.773 feet); thence along the arc of said curve 240.429 feet through a central angle of 50°19'44"; thence South 52°28'39" East 219.846 feet to a point on a 277.656 foot radius tangent curve to the left, (radius bears North 37°31'21" East, Chord: South 56°54'27" East 42.893 feet); thence along the arc of said curve 42.936 feet through a central angle of 08°51'36"; thence South 61°20'15" East 140.035 feet to a point on a 83.806 foot radius tangent curve to the left, (radius bears North 28°39'45" East, Chord: South 89°18'30" East 78.614 feet); thence along the arc of said curve 81.825 feet through a central angle of 55°56'30" to a point of compound curvature with a 70.000 foot radius tangent curve to the left, (radius bears

North 27°16'45" West, Chord: North 42°56'22" East 47.381 feet); thence along the arc of said curve 48.335 feet through a central angle of 39°33'47" to a point of reverse curvature with a 537.511 foot radius tangent curve to the right, (radius bears South 66°50'32" East, Chord: North 25°50'14" East 50.255 feet); thence along the arc of said curve 50.273 feet through a central angle of 05°21'32" to a point of compound curvature with a 58.000 foot radius tangent curve to the right, (radius bears South 61°29'00" East, Chord: North 36°41'30" East 16.495 feet); thence along the arc of said curve 16.551 feet through a central angle of 16°20'59"; thence East 261.213 feet; thence South 72°29'58" East 21.149 feet to a point on a 135.000 foot radius non tangent curve to the right, (radius bears South 15°43'23" West, Chord: South 48°29'51" East 117.425 feet); thence along the arc of said curve 121.482 feet through a central angle of 51°33'31"; thence South 22°43'05" East 60.714 feet to a point on a 163.425 foot radius tangent curve to the left, (radius bears North 67°16'55" East, Chord: South 49°51'45" East 149.120 feet); thence along the arc of said curve 154.848 feet through a central angle of 54°17'20"; thence South 77°00'25" East 17.965 feet to a point on a 275.163 foot radius tangent curve to the left, (radius bears North 12°59'35" East, Chord: North 88°51'03" East 134.460 feet); thence along the arc of said curve 135.835 feet through a central angle of 28°17'04"; thence North 74°42'31" East 84.515 feet to a point on a 310.245 foot radius tangent curve to the right, (radius bears South 15°17'29" East, Chord: North 87°38'25" East 138.857 feet); thence along the arc of said curve 140.043 feet through a central angle of 25°51'47" to a point of reverse curvature with a 267.195 foot radius non tangent curve to the left, (radius bears North 15°38'15" East, Chord: North 89°16'44" East 150.512 feet); thence along the arc of said curve 152.576 feet through a central angle of 32°43'03"; thence North 72°55'12" East 232.562 feet; thence North 42°28'51" East 188.026 feet; thence North 42°28'51" East 25.464 feet; thence South 81°57'38" East 125.397 feet; thence South 08°01'05" West 57.139 feet to a point on a 335.000 foot radius tangent curve to the right, (radius bears North 81°58'55" West, Chord: South 39°03'03" West 345.403 feet); thence along the arc of said curve 362.887 feet through a central angle of 62°03'55"; thence South 70°05'00" West 351.676 feet to a point on a 415.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 68°20'25" West 25.250 feet); thence along the arc of said curve 25.254 feet through a central angle of 03°29'12"; thence South 23°24'11" East 85.000 feet to a point on a 330.000 foot radius non tangent curve to the right, (radius bears South 23°24'11" East, Chord: North 69°11'33" East 29.890 feet); thence along the arc of said curve 29.900 feet through a central angle of 05°11'29"; thence South 23°18'56" East 180.224 feet to a point on a 329.000 foot radius non tangent curve to the left, (radius bears South 20°56'34" East, Chord: South 64°18'33" West 54.465 feet); thence along the arc of said curve 54.528 feet through a central angle of 09°29'46"; thence South 30°26'20" East 144.490 feet to a point on a 183.500 foot radius non tangent curve to the right, (radius bears South 30°27'02" East, Chord: North 62°56'37" East 21.728 feet); thence along the arc of said curve 21.741 feet through a central angle of 06°47'18"; thence South 20°26'33" East 88.112 feet; thence North 70°05'00" East 76.626 feet; thence South 19°55'21" East 106.778 feet to a point on a 216.500 foot radius non tangent curve to the right, (radius bears South 22°49'12" East, Chord: North 68°37'54" East 10.970 feet); thence along the arc of said curve 10.971 feet through a central angle of 02°54'13"; thence North 70°05'00" East 29.908 feet; thence South 19°54'25" East 112.466 feet; thence South 64°48'06" East 142.242 feet; thence North 25°00'51" East 22.280 feet; thence North 07°27'24" East 64.873 feet; thence South 82°32'36" East 99.000 feet; thence North 07°27'24" East 29.114 feet; thence North 00°49'22" East 62.091 feet; thence North 15°14'19" East 14.500 feet; thence South 74°45'41" East 119.422 feet; thence North 15°14'19" East 33.000 feet; thence South 74°45'41" East 158.464 feet to a point on a 650.500 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 81.682 feet); thence along the arc of said curve 81.735 feet through a central angle of 07°11'57"; thence South 81°57'38" East 85.009 feet; thence South 08°02'22" West 626.525 feet; thence South 81°04'32" East 95.857 feet to a point on a 466.500 foot radius tangent curve to the left, (radius bears North 08°55'28" East, Chord: South 83°53'53" East 45.942 feet); thence along the arc of said curve 45.961 feet through a central angle of 05°38'42"; thence South 86°43'14" East 158.285 feet; thence North 08°02'22" East 1044.317 feet; thence South 81°57'38" East 44.904 feet to said Westerly right-of-way line of SR-111; thence along said SR-111 South 08°02'22" West 1154.917 feet to the point of beginning.