

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

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## SPECIAL WARRANTY DEED

**IVORY LAND CORPORATION, a Utah 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 INNOVATIONS, a Utah non-profit organization**

**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:

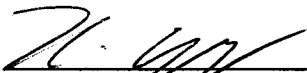
**See attached Exhibit A**

**Parcel No. 27-36-351-015**

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

Dated this 14 day of December, 2021.

Ivory Land Corporation, a Utah corporation




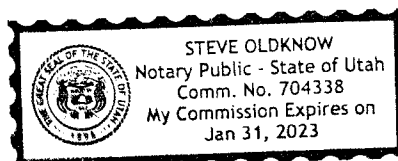
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 14 day of December, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah 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.

  
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Notary Public



## EXHIBIT A

A parcel of land situate in the Southwest Quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a portion of Lot 117, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point being South 89°58'29" East 406.40 feet along the section line from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°01'31" East 205.72 feet; thence North 89°58'45" East 212.58 feet; thence North 7.50 feet; thence Northeasterly 37.19 feet along the arc of a 110.00 foot radius curve to the right (center bears East and the chord bears North 09°41'11" East 37.02 feet with a central angle of 19°22'23"); thence North 19°22'23" East 157.43 feet; thence Northeasterly 46.52 feet along the arc of a 200.00 foot radius curve to the right (center bears South 70°37'37" East and the chord bears North 26°02'13" East 46.42 feet with a central angle of 13°19'41"); thence North 32°42'04" East 44.70 feet; thence Southeasterly 28.06 feet along the arc of a 226.21 foot radius curve to the left (center bears North 39°43'39" East and the chord bears South 53°49'34" East 28.04 feet with a central angle of 07°06'27"); thence Northeasterly 22.55 feet along the arc of a 14.47 foot radius curve to the left (center bears North 32°35'59" East and the chord bears North 77°57'06" East 20.34 feet with a central angle of 89°17'46"); thence North 33°19'29" East 7.59 feet; thence Northeasterly 9.72 feet along the arc of a 10.36 foot radius curve to the right (center bears South 49°01'04" East and the chord bears North 67°52'27" East 9.37 feet with a central angle of 53°47'02"); thence South 85°14'23" East 13.37 feet; thence North 83°44'13" East 35.30 feet; thence Southeasterly 15.59 feet along the arc of a 8.90 foot radius curve to the right (center bears South 00°53'49" West and the chord bears South 38°55'02" East 13.67 feet with a central angle of 100°22'18"); thence South 11°15'19" West 32.24 feet; thence Southwesterly 23.49 feet along the arc of a 56.24 foot radius curve to the left (center bears South 74°25'51" East and the chord bears South 03°36'13" West 23.32 feet with a central angle of 23°55'53"); thence Southeasterly 16.35 feet along the arc of a 7.35 foot radius curve to the left (center bears North 81°41'25" East and the chord bears South 72°01'27" East 13.18 feet with a central angle of 127°25'45"); thence North 44°18'44" East 25.23 feet; thence Northeasterly 32.11 feet along the arc of a 55.74 foot radius curve to the right (center bears South 30°10'27" East and the chord bears North 76°19'44" East 31.67 feet with a central angle of 33°00'23"); thence Southeasterly 15.32 feet along the arc of a 12.61 foot radius curve to the right (center bears South 02°49'42" West and the chord bears South 52°22'34" East 14.39 feet with a central angle of 69°35'27"); thence South 17°34'45" East 44.21 feet; thence Southeasterly 12.26 feet along the arc of a 10.15 foot radius curve to the left (center bears North 65°08'24" East and the chord bears South 59°28'24" East 11.53 feet with a central angle of 69°13'36"); thence North 85°55'02" East 22.86 feet; thence South 74°23'27" East 15.72 feet; thence North 69°13'16" East 32.39 feet; thence South 70°49'42" East 179.91 feet; thence South 28°45'50" West 373.20 feet to the southerly section line of said Section 36; thence North 89°58'29" West 574.46 feet along said southerly section line to the point of beginning.  
(aka East Parcel – Adjusted Lot 117 Draper TOD 2nd Amended plat)

Contains 228,258 Square Feet or 5.240 Acres