

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 E. Woodoak Lane
Salt Lake City, UT 84117

13954977 B: 11340 P: 4876 Total Pages: 3
05/19/2022 12:16 PM By: slang Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 158837-TOF

SPECIAL WARRANTY DEED

Ivory Land Corp., 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 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-34-251-007 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19 day of May, 2022.

Ivory Land Corp., a Utah corporation

By: [Signature]
Name: Kevin Angelsey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of May, 2022, before me, personally appeared Kevin Angelsey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Land Corp., a Utah Corporation.

[Signature]
Notary Public

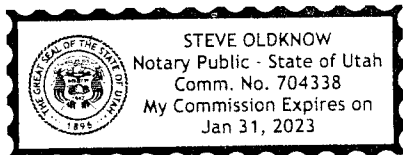


EXHIBIT A
Legal Description

Proposed HIDDEN OAKS SUBDIVISION POD 7 PHASE 1, being more particularly described as follows:

A portion of that Real Property described in Quit Claim Deed recorded April 19, 2019 as Entry No. 12971505 in Book 10771 at Page 7607 in the Office of the Salt Lake County Recorder, located in the Northeast quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 00°10'55" West 2,982.60 feet along the quarter Section line and East 777.79 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°53'28" East along the Section line between the South quarter corner and Southwest corner of said Section 34), and running thence North 119.00 feet; thence West 100.00 feet to the Easterly line of a boundary determined by that Special Warranty Deed recorded December 19, 2018 as Entry No. 12918035 in Book 10739 at Page 7754 and corrected by Affidavit recorded January 14, 2019 as Entry No. 12918035 in Book 10745 at Page 4574 in the Office of the Salt Lake County Recorder; thence along said Easterly line North 260.00 feet; thence East 153.00 feet; thence South 5.01 feet; thence South 89°49'23" East 338.37 feet; thence North 00°07'34" West 12.16 feet; thence North 89°52'26" East 160.00 feet to the 1/16th (40 acre) line; thence along the 1/16th (40 acre) line South 00°07'37" East 305.44 feet; thence West 90.58 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: North 31°47'18" East) a distance of 20.28 feet through a central angle of 58°05'08" Chord: North 29°10'08" West 19.42 feet; thence South 89°52'26" West 60.00 feet; thence South 00°07'34" East 2.35 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 18.47 feet through a central angle of 52°54'17" Chord: South 26°19'34" West 17.82 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 437.00 feet (radius bears: South 04°44'56" East) a distance of 163.26 feet through a central angle of 21°24'17" Chord: South 74°32'55" West 162.31 feet; thence South 63°50'47" West 34.30 feet; thence along the arc of a curve to the right with a radius of 363.00 feet a distance of 138.49 feet through a central angle of 21°51'35" Chord: South 74°46'34" West 137.66 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: North 26°39'11" East) a distance of 22.11 feet through a central angle of 63°20'48" Chord: North 31°40'25" West 21.00 feet; thence West 26.50 feet; thence South 1.89 feet; thence West 26.50 feet to the point of beginning.