

Mail Recorded Deed & Tax Notice To:  
Grantee  
978 Woodoak Lane  
Salt Lake City, UT 84117

14036445 B: 11382 P: 7149 Total Pages: 4  
10/31/2022 12:13 PM By: Mwestergard 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



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## SPECIAL WARRANTY DEED

**Sintra Investments, LLC, a Utah limited liability company**

**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 Land Corporation, a Utah corporation**

**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.:** 28-32-201-014, 28-29-452-012, 28-29-452-016, 28-32-201-001, 28-29-452-009,  
28-29-452-010, 28-29-452-023(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 27 day of October, 2022.

Sintra Investments, LLC

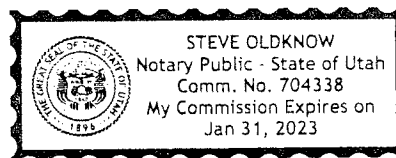
  
\_\_\_\_\_  
By: Ryan Tesch, Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 27 day of October, 2022, before me, personally appeared Ryan Tesch, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sintra Investments, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A PROPERTY DESCRIPTION

A tract of land located in the Southeast quarter of Section 29 and the Northwest quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, Draper, Utah, being more particularly described as follows:

Beginning at a point on a Southerly line of CAROL LEE SUBDIVISION, according to the Official Plat thereof recorded September 4, 1998 as Entry No. 7078803 in Book 98-9 of Plats at Page 244 in the Office of the Salt Lake County Recorder, located North 89°59'55" East 39.10 feet along the Section line and North 25.45 feet from the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said plat the following two (2) courses: (1) East 59.90 feet; thence (2) North 00°45'00" East 462.24 feet to a fence line on the Southerly boundary determined by that certain Quit Claim Deed recorded August 30, 1989 as Entry No. 4817375 in Book 6155 at Page 393 in the Office of the Salt Lake County Recorder; thence along said fence line and boundary the following two (2) courses: (1) North 85°02'54" East 412.52 feet; thence (2) North 00°06'52" East 448.17 feet to a Southerly line of a boundary determined by that certain Final Order of Condemnation recorded March 4, 2008 as Entry No. 10364455 in Book 9578 at Page 2302 in the Office of the Salt Lake County Recorder; thence along said Southerly boundary line the following three (3) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 3,946.00 feet (radius bears: South 03°08'41" East) a distance of 59.55 feet through a central angle of 00°51'53" Chord: North 87°17'15" East 59.55 feet; thence (2) North 87°43'11" East 214.60 feet; thence (3) along the arc of a curve to the right with a radius of 7,946.00 feet a distance of 283.76 feet through a central angle of 02°02'46" Chord: North 88°44'34" East 283.75 feet to a Westerly line of a boundary determined by that certain Quit Claim Deed recorded November 11, 2002 as Entry No. 8429077 in Book 8688 at Page 2960 in the Office of the Salt Lake County Recorder; thence along said Westerly boundary line to and along a Westerly line of a boundary determined by that certain Corrective Warranty Deed recorded December 7, 2009 as Entry No. 10853079 in Book 9786 at Page 1214 in the Office of the Salt Lake County Recorder South 00°35'07" East 991.12 feet; thence along said boundary line the following three (3) courses: (1) North 89°51'01" East 128.28 feet; thence (2) North 00°35'07" West 1.75 feet to the Section line; thence along the Section line (3) North 89°59'55" East 227.14 feet to a Westerly boundary line determined by that certain Quit Claim Deed recorded October 29, 2002 at Entry No. 8402013 in Book 8674 at Page 3196 in the Office of the Salt Lake County Recorder; thence along said Westerly boundary line South 00°36'00" West 330.44 feet to a Northeasterly corner of Rivermark Subdivision, according to the Official Plat thereof recorded July 23, 2018 as Entry No. 12814899 in Book 2018 of Plats at Page 257 in the Office of the Salt Lake County Recorder; thence along said plat to and along a Northerly line of a boundary determined by that certain Survey No. S2019-10-0772 certified October 21, 2019 on file in the Office of the Salt Lake County Surveyor South 89°59'55" West 1,112.77 feet to a point on the Northeasterly line of 12650 South Street, according to the Official Plat thereof recorded October 22, 1976 as Entry No. 2869313 in Book 76-10 of Plats at Page 226 in the Office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) North 70°00'00" West 69.00 feet; thence (2) along said Northerly right of way line West 20.00 feet to a Southeasterly corner of a boundary determined by that certain Warranty Deed recorded January 27, 2021 as Entry No. 13545893 in Book 11106 at Page 5727 in the Office of the Salt Lake County Recorder; thence along said boundary line the following two (2) courses: (1) North 142.90 feet; thence (2) West 210.80 feet to a Southeasterly corner of a boundary determined by Warranty Deed recorded March 26, 2013 as Entry No. 11604622 in Book 10120 at Page 8529 in the Office of the Salt Lake County Recorder; thence along the Easterly line of said boundary North 04°30'00" East 139.35 feet to a Southeasterly corner of 12600 South Street; thence North 50.45 feet to the point of beginning.

### LESS AND EXCEPTING THE FOLLOWING:

A tract of land located in the Southeast Quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Draper, Utah:

Beginning at a point on a fence line on the southerly boundary determined by that certain Quit Claim Deed recorded August 30, 1989 as Entry No. 4817375 in Book 6155 at Page 393 in the Office of the Salt Lake County Recorder, said point located N89°59'55"E 516.19 feet along the Section line and N0°00'05"W 593.15 feet from the South 1/4 Corner of Section 29, T3S, R1E, SLB&M; running thence along said fence line and boundary N00°06'52"E 378.27 feet to a southerly line of a boundary determined by that certain Final Order of Condemnation recorded March 4, 2008 as Entry No. 10364455 in Book 9578 at Page 2302 in the Office of the

Salt Lake County Recorder; thence along said southerly boundary line the following three (3) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 3,946.00 feet (radius bears: S03°08'41"E) a distance of 59.55 feet through a central angle of 00°51'53" Chord: N87°17'15"E 59.55 feet; thence (2) N87°43'11"E 214.60 feet; thence (3) along the arc of a curve to the right with a radius of 7,946.00 feet a distance of 283.76 feet through a central angle of 02°02'46" Chord: N88°44'34"E 283.75 feet to a westerly line of a boundary determined by that certain Quit Claim Deed recorded November 11, 2002 as Entry No. 8429077 in Book 8688 at Page 2960 in the Office of the Salt Lake County Recorder; thence along said westerly boundary line to and along a westerly line of a boundary determined by that certain Corrective Warranty Deed recorded December 7, 2009 as Entry No. 10853079 in Book 9786 at Page 1214 in the Office of the Salt Lake County Recorder S00°35'07"E 395.88 feet; thence West 562.39 feet to the point of beginning.

Tax Id No.: 28-32-201-014, 28-29-452-012, 28-29-452-016, 28-32-201-001, 28-29-452-009, 28-29-452-010 and 28-29-452-023