

14056942 B: 11393 P: 1095 Total Pages: 2  
12/28/2022 09:52 AM By: SCalderon 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

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

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## 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

**Vantaggio Gablers Towns, 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. 14-21-376-060**

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

Dated this 27 day of December, 2022.

Ivory Land Corporation



By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of December, 2022, 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.


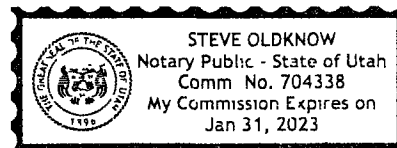
  
Notary Public

Exhibit A

**LEGAL DESCRIPTION  
PREPARED FOR  
*Gablers Grove*  
Magna Metro Township, UTAH  
December 27, 2022  
22-0291  
JPW**

***Gablers Grove Phase 5 Townhomes***

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder, located in in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point located S89°54'03"W 627.98 feet along the Section line and N00°05'57"W 880.48 feet from the South1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence West 418.00 feet; thence along the arc of a curve to the right 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"W 21.21 feet; thence West 50.00 feet; thence North 164.00 feet; thence East 61.30 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N72°32'34"W) a distance of 4.32 feet through a central angle of 04°56'52" Chord: N14°59'00"E 4.32 feet; thence East 158.09 feet; thence North 209.01 feet to the northerly boundary of said Special Warranty Deed Entry No. 13423030; thence along said Deed S54°53'20"E 320.89 feet; thence South 207.62 feet to the point of beginning.

Contains: 118,057 square feet or 2.71 acres+/-