

Mail Recorded Deed & Tax Notice To:  
Ivory Innovations, a Utah non-profit corporation  
978 Woodoak Lane  
Salt Lake City, UT 84117

14073226 B: 11401 P: 4669 Total Pages: 4  
02/16/2023 04:06 PM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 163005-MCF

## SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE FKA  
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,  
A UTAH CORPORATION SOLE

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 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.:** 16-07-209-001 and 16-07-208-001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions,  
reservations and easements of record; and all applicable zoning laws and ordinances.

**USE RESTRICTION & RESERVATION:** See Exhibit B

*[Signature on following page]*

Dated this 15 th day of February, 2023.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE FKA CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE


BY: Julie West  
NAME: JULIE WEST  
ITS: Authorized Agent DJS

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of February, 2023, before me, personally appeared Julie West, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me they executed the same on behalf of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE FKA CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

DJS  
Notary Public

 D. TODD EVANS  
Notary Public, State of Utah  
Commission # 713439  
My Commission Expires On  
September 06, 2024

**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 5, Block 9, Plat B, Salt Lake City Survey and commencing at the Northwest corner of Lot 6, said Block 9; thence East 2 rods; thence South 8 rods; thence East 8 rods; thence South 12 rods; thence West 5 rods; thence South 4 rods; thence West 5 rods; thence North 24 rods to the beginning.

PARCEL 2:

Commencing at the Northwest corner of Lot 4, Block 9, Plat B, Salt Lake City Survey; thence South 4 rods; thence East 153 feet; thence North 4 rods; thence West 153 feet to the beginning.

## **EXHIBIT B**

### **USE RESTRICTION & RESERVATION**

As long as meetinghouse structure remains on the Property, the Property shall not be used for: (a) any public or private nuisance; (b) any business, trade or activity which, in Grantor's sole opinion, is noxious, unreasonably noisy, or offensive; (c) the making, storing, reading, showing, viewing, playing, listening, renting, selling, transmitting, receiving or distributing of any material, regardless of form or medium, having, in Grantor's sole opinion, morally offensive content appealing to prurient interest in sex; (d) the manufacture, storage, sale or consumption of drugs, alcoholic beverages, or tobacco products; (e) any form of gambling or betting; (f) loitering; or (g) any other conduct or condition which is illegal and is not otherwise expressly mentioned above.

RESERVING, however, unto Grantor all water rights/shares appurtenant to the Property and all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the Property; provided that Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.