

14111077 B: 11422 P: 1958 Total Pages: 3  
05/30/2023 11:57 AM By: avice 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 & Tax Notice To:  
Ivory Homes, Ltd., a Utah limited partnership  
978 Woodoak Lane  
Salt Lake City, Utah 84117



**COTTONWOOD  
TITLE**

File No.: 169058-MLF

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## **WARRANTY DEED**

Shawn Morris and Martha Morris, as joint tenants

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ivory Homes, Ltd., a Utah limited partnership

**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**

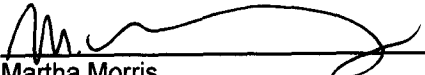
**TAX ID NO.:** 22-10-304-024 (for reference purposes only)

**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.

*[Signature on following page]*


Dated this 19<sup>th</sup> day of May, 2023.

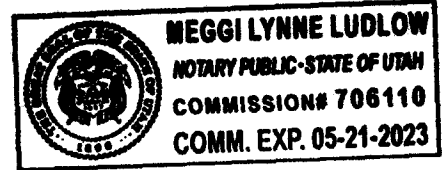
  
Shawn Morris

  
Martha Morris

STATE OF UTAH  
COUNTY OF SALT LAKE

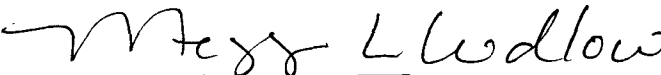
On this 19<sup>th</sup> day of May, 2023, before me, personally appeared Shawn Morris, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

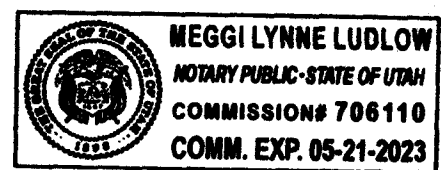
  
Notary Public



STATE OF UTAH  
COUNTY OF SALT LAKE

On this 19<sup>th</sup> day of May, 2023, before me, personally appeared Martha Morris, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

  
Notary Public



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

Beginning North 01°32'20" East 1966.94 feet and South 34°22'20" West 434.58 feet and South 79°48' East 1114.8 feet and North 00°03'55" West 786.13 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 158.62 feet; thence South 13°46'40" East 31.11 feet; thence South 02°43'18" West 28.25 feet; thence South 87°26' East 67.26 feet; thence South 221.62 feet; thence North 84°20' West 232.14 feet; thence North 00°03'55" West 260 feet, more or less, to beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point at the Southwest corner of Lot 6, ARBORWOOD PARK SUBDIVISION as recorded with the office of the Salt Lake County Recorder, said point also being North 2166.36 feet and East 1138.43 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'57" East along the West line as conveyed to John H. and Lyn Ann Allen Bernard recorded on August 16, 1978, as Entry No. 3153795 in Book 4723 at Page 1107 of official records 4.64 feet; thence North 86°52'18" West along said conveyance 3.02 feet to the true point of beginning and running thence South 64.17 feet, more or less, to the centerline of Big Cottonwood Creek; thence Northwesterly along the centerline of said creek the following (5) courses: South 86°26'33" West 5.14 feet and North 74°14'03" West 19.14 feet and North 62°22'44" West 26.56 feet and North 37°24'03" West 24.04 feet and North 32°34'02" West 18.76 feet; thence North 05°36'39" East 38.04 feet; thence East 5.66 feet to a point on an existing tennis court fence line, said point also being on the West line of said conveyance to John H. and Lyn Ann Allen Bernard; thence South 02°47'50" West 24.36 feet, more or less, along a tennis court fence and said conveyance; thence South 87°26' East along said conveyance 67.26 feet, more or less, along the South line of Zimonja deed line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point on the Easterly side of 2100 East Street, said point being 1923.75 feet North and 928.79 feet East and North 00°03'55" West 55.06 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said Southwest corner described in some deeds as being 5.5 feet South 34.79 feet West of monument in its present location and running thence North 00°03'55" West along the Easterly right of way line of 2100 East Street 164.17 feet; thence along a curve to the left (the radius point of which is North 30°03'55" West 50.00 feet) Northeasterly a distance of 52.30 feet; thence East 113.50 feet; thence South 05°36'39" West 139.75 feet; thence South 61°15' West 142.12 feet along an existing wood fence to the point of beginning.