

14174715 B: 11456 P: 2404 Total Pages: 3
11/14/2023 09:41 AM By: vanguyen 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 Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

SPECIAL WARRANTY DEED

Ivory Land Corporation, 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

TAX ID NO.: 14-32-451-004 (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 11/13/23

Ivory Land Corporation, a Utah corporation

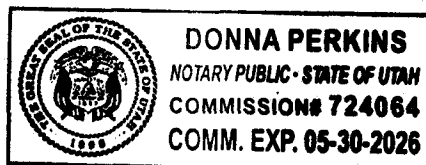
By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On November 13, 2023, before me, personally appeared Kevin Anglesey, 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 Corporation, a Utah corporation.

[Signature]
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT ENTRY #13706437, IN BOOK 11200, ON PAGE 3753, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH, THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF OQUIRRH VIEW ESTATES PHASE 3 SUBDIVISION, RECORDED AS ENTRY NO. 12579355, BOOK 2017, PAGE 188 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT IS N00°08'25"E 1558.15 FEET AND N90°00'00"E 1220.42 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING ONE COURSE: 1) S88°42'37"E 748.30 FEET TO THE WESTERLY LINE OF BURNING TOWER SUBDIVISION, RECORDED AS ENTRY NO. 9987373, BOOK 2007, PAGE 42 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, THENCE ALONG SAID WESTERLY LINE THE FOLLOWING ONE COURSE: 1) S00°01'50"W 241.35 FEET; THENCE N89°52'43"W 98.33 FEET; THENCE N88°19'49"W 50.02 FEET; THENCE N89°52'43"W 600.20 FEET; THENCE N00°07'17"E 255.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.26 ACRES IN AREA AND 27 LOTS