

14219395 B: 11479 P: 5909 Total Pages: 3
03/22/2024 02:06 PM By: srigby Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088



Mail Recorded Deed & Tax Notice To:
City of West Jordan
8000 S. Redwood Road
West Jordan, UT 84088



SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company and KC Gardner Company, LC, 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

City of West Jordan, a municipal corporation and political subdivision of the State of Utah,

GRANTEE(S), of West Jordan, 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.: 26-03-100-013 (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 21 day of March, 2024.

Ivory Development, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey
Secretary

KC Gardner Company, LC, a Utah limited liability company

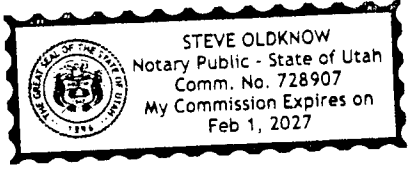
BY: [Signature]
Christian K. Gardner
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21 day of MARCH, 2024, 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 Development, LLC, a Utah limited liability company.

[Signature]
Notary Public

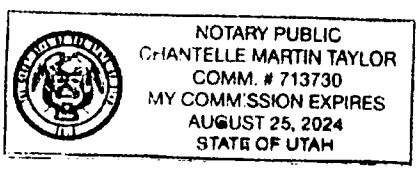


STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of March, 2024, before me, personally appeared Christian K. Gardner, 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 KC Gardner Company, LC, a Utah limited liability company.

[Signature]
Notary Public



Acceptance of Deed by City of West Jordan:

By: _____
Title: _____

ATTEST:

City Recorder

EXHIBIT A
Legal Description

A part of the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the Easterly Right of Way of State Route 111 (Bacchus Highway) as determined by UDOT Project No. S-228(1) sheets 4-6, said point being 50.0 feet perpendicular to the centerline of said Highway, said point also being located South 89°46'19" East 863.41 feet along the section line from the West quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°08'45" East 2637.41 feet along the Section line from the West quarter corner to the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence along the said Right of Way North 08°02'55" East 79.77 feet; thence South 40°04'42" East 15.77 feet; thence South 89°46'19" East 1,661.01 feet to Special Warranty Deed Entry No. 13857213 on file in the Salt Lake County Recorder's Office on December 28th 2021; thence along said deed South 00°07'23" West 67.00 feet to the section line; thence along the section line North 89°46'19" West 1,682.19 feet to the point of beginning.