

14278621 B: 11512 P: 8176 Total Pages: 3
08/21/2024 01:18 PM By: tpham 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, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



SPECIAL WARRANTY DEED

Ivory Jones Holdings, LLC, 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

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 HERETO

TAX ID NO.: 26-03-251-005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 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 August, 2024.

Ivory Jones Holdings, LLC

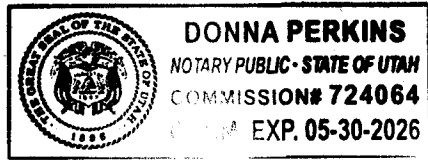
By: [Signature]
Name: Kevin Anglesey
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 21 day of August, 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 Jones Holdings, LLC, a Utah limited liability company.

[Signature]
Notary Public



LEGAL DESCRIPTION
PREPARED FOR IVORY DEVELOPMENT
9000 South Property Purchase Area
CITY OF WEST JORDAN, UTAH
08/19/2024
22-0313
(LA)
Roadway Dedication

Ivory Jones Holdings LLC

A part of the North Half of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing is N0°08'45"E 2637.41 feet along the Section line from the West Quarter Corner to the Northwest Corner of Section 3, T3S, R2W, SLB&M), located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along the Section line and the Southwest corner of Special Warranty Deed Entry No. 13857213 on file in the office of the Salt Lake County Recorder's Office on December 28th, 2021, said point also being located S89°46'19"E 2545.60 feet along the Section Line from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence along said deed N00°07'23"E 67.00 feet; thence S 89°46'20" E 35.62 feet; thence N 45°13'41" E 22.43 feet; thence N 00°13'41" E 7.00 feet; thence S 89°46'19" E 18.44 feet; thence S 00°07'53" W 7.51 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.01 feet (radius bears: S 88°27'25" E) a distance of 23.92 feet through a central angle of 91°18'09" Chord: S 44°06'29" E 21.46 feet to the said deed; thence to and along said deed S 89°46'19" E 1,667.17 feet to Special Warranty Deed Entry No. 12424987 on file in the office of the Salt Lake County Recorder on December 1st, 2016; thence along said deed S00°08'20"W 67.00 feet to the Section line; thence continue along the Section line N89°46'19"W 1,752.09 feet to the point of beginning.

Contains: 2.71 acres +/-.