

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

14281686 B: 11514 P: 5819 Total Pages: 3
08/29/2024 11:52 AM By: dkilpack 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



File No.:

SPECIAL WARRANTY DEED

Ivory Land Corporation, who acquired title as Ivory Land Corp., 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 HERETO

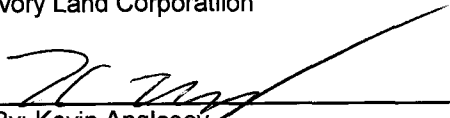
TAX ID NO.: 14-21-376-065 (for reference purposes only)

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 August 29, 2024

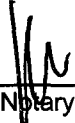
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 29 day of Aug, 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 Land Corporation.



Notary Public



EXHIBIT A
Legal Description

Proposed GABLER'S GROVE SUBDIVISION PHASE 5, being more particularly described as follows:

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 2020 as Entry No. 13423030 in Book 11036, at Page 381 in the Office of the Salt Lake County Recorder, located in the Southwest quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point located South 89°54'03" West 1,502.50 feet along the section line and North 897.00 feet from the South quarter corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 162.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 45°00'00" East 21.21 feet; thence East 360.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: South 45°00'00" East 21.21 feet; thence South 162.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: South 45°00'00" West 21.21 feet; thence West 360.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 45°00'00" West 21.21 feet to the point of beginning.

ALSO

Beginning at a point located South 89°54'03" West 1,552.50 feet along the Section line and North 895.96 feet from the South quarter corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridin; thence West 104.93 feet; thence North 00°07'17" East 384.00 feet; thence East 104.11 feet; thence South 384.00 feet to the point of beginning.