

Mail Recorded Deed & Tax Notice To:
Tom L. Martin, Trustee of the Tom L. Martin Trust, dated March 20, 2024
4658 W. 5215 S.
Kearns, UT 84118



File No.:

QUITCLAIM DEED

Ivory Land Corporation,
GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to
Tom L. Martin, Trustee of the Tom L. Martin Trust, dated March 20, 2024,

GRANTEE(S), of Kearns, 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.: 14-23-451-003 (for reference purposes only)

Dated this October 11, 2024

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 11 day of October, 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

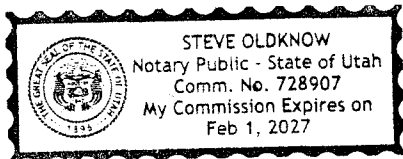


EXHIBIT A

A TRACT OF LAND BEING A PART OF PARCEL A OF THE WALLACE STEGNER ACADEMY SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

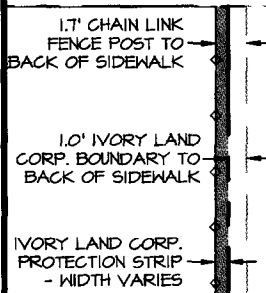
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 89°55'23" WEST 2640.58 FEET (BASIS OF BEARINGS); RUNNING THENCE NORTH 00°05'37" EAST 510.36 FEET ALONG THE QUARTER SECTION LINE TO THE NORTH LINE OF SAID WALLACE STEGNER SUBDIVISION; THENCE EAST 56.70 FEET ALONG SAID NORTH LINE TO AN EXISTING 6-FOOT-TALL CHAIN LINK FENCE; THENCE ALONG SAID CHAIN LINK FENCE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°10'15" WEST 216.19 FEET TO AN ANGLE POINT IN SAID FENCE; (2) SOUTH 05°33'16" WEST 9.88 FEET TO AN ANGLE POINT IN SAID FENCE; (3) SOUTH 07°55'58" WEST 10.29 FEET TO AN ANGLE POINT IN SAID FENCE; (4) SOUTH 11°39'28" WEST 11.53 FEET TO AN EXISTING 4-FOOT-TALL VINYL FENCE; THENCE ALONG SAID VINYL FENCE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°44'34" WEST 41.06 FEET TO AN ANGLE POINT IN SAID FENCE; (2) SOUTH 07°51'34" WEST 42.23 FEET TO AN ANGLE POINT IN SAID FENCE; (3) SOUTH 00°44'29" EAST 234.81 FEET TO A VINYL FENCE POST AND GATE; (4) SOUTH 88°25'58" WEST 8.38 FEET ALONG SAID GATE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26. THENCE NORTH 00°04'54" WEST 13.82 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 15,830 SQUARE FEET OR 0.363 ACRES MORE OR LESS

IVORY LAND CORPORATION
14-23-400-061

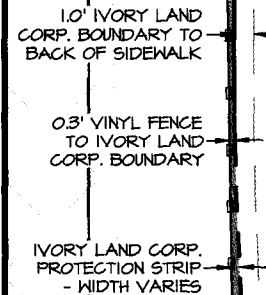
IVORY LAND CORPORATION
14-23-400-062

DETAIL A



TOM L MARTIN
TRUST 03/20/2024
14-23-349-001

DETAIL B



4" VINYL FENCE

SOUTHWEST CORNER
SEC. 23, T15, R24
(BRASS CAP)

(BASIS OF BEARINGS - QUARTER SEC. LINE)
S 84°55'23" W 2640.56 MEAS.
(S 84°54'40" W 2641.45' ARP)

POINT OF BEGINNING
(SOUTH 1/4 CORNER
SEC. 23, T15, R24
BRASS CAP)

N 0°04'54" W
13.82'

S 88°25'58" W
8.38'

MAGNA WATER DISTRICT
14-26-126-011

IVORY LAND CORP.
14-26-202-007
PARKWAY BOULEVARD

EAST 56.10'

QUARTER SEC. LINE
N 0°05'31" E 2654.44 MEAS.
(N 0°05'00" E 2659.86' ARP)

1.7' CHLK FP TO BH

NEX 6" CHAIN LINK FENCE

PARCEL A

PROTECTION STRIP (SEE DETAIL A)

1.4' VFP TO BH

S 7°13'4" W
42.23'

N 89°44'34" W
41.06'

IVORY LAND CORP.
14-23-451-003

S 0°44'24" E
234.81'

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PARCEL TO TOM L MARTIN
TRUST 03/20/2024
15,830 SQ. FT.
0.363 ACRES

HALLACE STEGNER ACADEMY

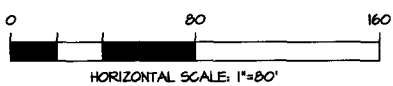
WALLACE STEGNER SUBDIVISION

WALLACE STEGNER ACADEMY
14-23-451-005

REMAINDER PARCEL
IVORY LAND CORP.
5,530 SQ. FT.
0.127 ACRES

WALLACE STEGNER ACADEMY
14-26-202-009

IVORY LAND CORP.
14-26-202-007



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

IVORY LAND CORPORATION

PARCELS: 14-23-451-003 AND 14-26-202-0007
WEST VALLEY CITY, UTAH

DEED EXHIBIT

DATE: 10/4/2024
PROJECT: 24-213
MANAGER: B.R.B.

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM