

14315690 B: 11533 P: 6195 Total Pages: 3
11/19/2024 03:40 PM By: asteffensen 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.: 170380-TOF

SPECIAL WARRANTY DEED

Ivory Land Corp., a Utah corporation,

GRANTOR(S), of , State of , 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 11/19/24.


Ivory Land Corp., a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of November, 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 Corp., a Utah corporation


Notary Public

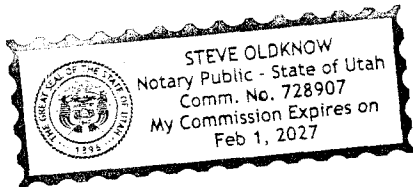


EXHIBIT A
Legal Description

Proposed GABLER'S GROVE TOWNHOMES PHASE 6, 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 3812 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 1,552.50 feet along the section line and North 897.08 feet from the South quarter corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 382.87 feet; thence West 104.11 feet; thence North 00°07'17" East 53.61 feet to the Northerly boundary of said Special Warranty Deed Entry No. 13423030; thence along said Deed the following four (4) courses; (1) North 86°30'38" East 164.77 feet; thence (2) North 89°20'46" East 442.36 feet; thence (3) South 80°39'36" East 68.68 feet; thence (4) South 54°53'20" East 109.93 feet; thence South 209.01 feet; thence West 158.09 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 50.00 feet (radius bears: North 77°29'26" West) a distance of 6.43 feet through a central angle of 07°22'03" Chord: South 16°11'36" West 6.42 feet; thence West 60.62 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 89°59'59" West) a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 45°00'01" West 21.21 feet; thence West 360.00 feet; thence along the arc of a curve to the left 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 South 162.00 feet; thence West 50.00 feet to the point of beginning.