

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

14331312 B: 11542 P: 5044 Total Pages: 3
12/31/2024 03:27 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 185544-DMF

SPECIAL WARRANTY DEED

Lumis Investments, LLC, a Utah limited liability company,

GRANTOR(S), of Sandy, 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.: 28-23-301-015 and 28-23-153-015 (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 27 day of December, 2024.

Lumis Investments, LLC, a Utah limited liability company

BY: [Signature]
David L. Evans
Manager

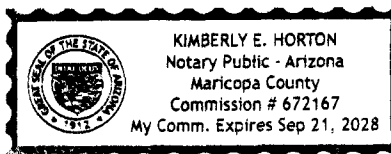
BY: [Signature]
Cherylyn B. Evans
Manager

STATE OF Arizona

COUNTY OF Maricopa

On this 27th day of December, 2024, before me, personally appeared David L. Evans, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Lumis Investments, LLC, a Utah limited liability company.

[Signature]
Notary Public



STATE OF Arizona

COUNTY OF Maricopa

On this 27th day of December, 2024, before me, personally appeared Cherylyn B. Evans, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Lumis Investments, LLC, a Utah limited liability company.

[Signature]
Notary Public

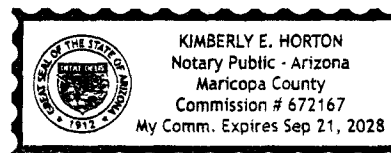


EXHIBIT A
Legal Description

PARCEL 1:

Lot 3, DRIGGS SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 15, 1993 as Entry No. 5630864 in Book 93-10 of Plats at Page 284.

PARCEL 2:

Beginning South 89°49'12" East 842.15 feet from the West quarter corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 40°20' East 287.42 feet; thence South 45° East 184.00 feet; thence South 89.98 feet; thence North 89°49'12" West 316.25 feet to the beginning.