

14334223 B: 11543 P: 9994 Total Pages: 3  
01/10/2025 10:09 AM By: aallen 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.: 182477-DMF

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## WARRANTY DEED

Canyons School District Board of Education,

**GRANTOR(S)**, of Sandy, State of Utah, hereby conveys and warrants 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:

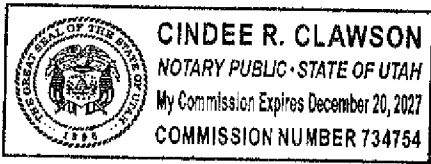
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 27-25-130-001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 9<sup>th</sup> day of January, 2025.



Canyons School District Board of Education

BY: Leon Wilcox  
Leon Wilcox  
Business Administrator

STATE OF UTAH

COUNTY OF SALT LAKE

On 9<sup>th</sup> day of January, 2025, before me, personally appeared Leon Wilcox, 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 Canyons School District Board of Education.

Cindee R. Clawson  
Notary Public

**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point being South 00°05'01" East 177.94 feet along the section line and East 1,064.06 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°53'20" East 121.78 feet; thence North 06°36'52" East 143.42 feet; thence Northeasterly 37.64 feet along the arc of a 280.00 foot radius curve to the left (center bears North 83°23'08" West and the chord bears North 02°45'47" East 37.62 feet with a central angle of 07°42'11"); thence North 89°53'20" East 548.48 feet to the Westerly Boundary Line of the Utah Transit Authority Property; thence South 05°18'47" West 803.84 feet along said Westerly Boundary Line of the Utah Transit Authority Property; thence South 07°09'19" West 479.94 feet along said Westerly Boundary Line of the Utah Transit Authority Property; thence North 62°50'26" West 127.37 feet; thence North 17°42'40" West 151.72 feet; thence North 20°16'45" West 66.77 feet; thence North 03°08'06" West 119.24 feet; thence Northeasterly 69.62 feet along the arc of a 60.00 foot radius curve to the right (center bears North 86°51'54" East and the chord bears North 30°06'22" East 65.78 feet with a central angle of 66°28'57"); thence Northeasterly 25.32 feet along the arc of a 25.00 foot radius curve to the left (center bears North 26°39'10" West and the chord bears North 34°19'49" East 24.25 feet with a central angle of 58°02'03"); thence North 82°29'41" West 107.35 feet; thence North 15°00'56" West 58.90 feet; thence North 03°28'00" East 106.52 feet; thence North 50°10'32" West 138.96 feet; thence Northwesterly 54.15 feet along the arc of a 60.00 foot radius curve to the right (center bears North 14°38'02" West and the chord bears North 78°46'50" West 52.33 feet with a central angle of 51°42'24"); thence South 88°48'50" West 131.17 feet; thence North 01°11'10" West 360.33 feet to the point of beginning.

PARCEL 1A:

A nonexclusive Access Easement, being more particularly described as: Beginning at a point on the Easterly Right of Way Line of 700 West Street, said point being South 00°05'01" East 279.98 feet along the section line and North 89°54'59" East 33.00 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°53'20" East 178.58 feet; thence Northeasterly 96.59 feet along the arc of a 940.00 foot radius curve to the left (center bears North 00°06'40" West and the chord bears North 86°56'42" East 96.55 feet with a central angle of 05°53'15"); thence North 84°00'05" East 234.48 feet; thence Northeasterly 146.94 feet along the arc of a 240.00 foot radius curve to the left (center bears North 05°59'55" West and the chord bears North 66°27'41" East 144.66 feet with a central angle of 35°04'48"); thence Northeasterly 214.51 feet along the arc of a 300.00 foot radius curve to the right (center bears South 41°04'43" East and the chord bears North 69°24'19" East 209.97 feet with a central angle of 40°58'03"); thence North 89°53'20" East 322.30 feet; thence South 06°36'52" West 60.42 feet; thence South 89°53'20" West 315.23 feet; thence Southwesterly 171.60 feet along the arc of a 240.00 foot radius curve to the left (center bears South 00°06'40" East and the chord bears South 69°24'19" West 167.97 feet with a central angle of 40°58'03"); thence Southwesterly 183.68 feet along the arc of a 300.00 foot radius curve to the right (center bears North 41°04'43" West and the chord bears South 66°27'41" West 180.82 feet with a central angle of 35°04'48"); thence South 84°00'05" West 234.48 feet; thence Southwesterly 102.76 feet along the arc of a 1,000.00 foot radius curve to the right (center bears North 05°59'55" West and the chord bears South 86°56'42" West 102.71 feet with a central angle of 05°53'15"); thence South 89°53'20" West 178.60 feet; thence North 00°05'01" West 60.00 feet to the point of beginning.