

When recorded mail to (Tax Mailing Address):

Ivory Development, LLC
978 East Woodoak Lane
SLC, UT 84117
MTC File No. 332074

14347233 B: 11550 P: 5266 Total Pages: 3
02/14/2025 10:04 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

SPECIAL WARRANTY DEED

Phillip J. Baum, Trustee, or their successors in trust as Trustees of the Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25, 2007, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Ivory Development, LLC, a Utah limited liability company,

as GRANTEE(S), the following described real property situated in Salt Lake County, State of Utah, to-wit:

Parcel 1:

A part of the Southeast Quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Murray City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the Southeast Corner of said Section 11; and running thence South 89°48'57" West 873.41 feet along the section line; and North 0°11'03" West 86.69 feet to a point on the northerly right-of-way line of 5300 South Street being a point on a non-tangent curve and the true point of beginning; thence along said northerly right-of-way the following three (3) courses: (1) southwesterly 203.72 feet along the arc of a 2764.80 foot radius curve to the right through a central angle of 4°13'18" and a long chord bearing South 84°20'04" West 203.67 feet to a point of non-tangency; (2) North 80°51'01" West 320.68 feet; and (3) South 66°49'06" West 6.36 feet to a point on the easterly line of Common Area of Chestnut Place Condominium Phase 1, Entry No. 4053428, Salt Lake County Recorder's Office; thence North 8°30'00" West 117.45 feet along said easterly line of said common area line; thence North 6°54'54" West 41.89 feet; thence South 86°57'08" East 532.12 feet to a point on the westerly line of Lot 509, Majestic Village Plat 'E' Subdivision, Entry No. 3059129, Salt Lake County Recorder's Office; thence along the westerly and southerly lines of said 509 the following two (2) courses: (1) South 3°21'44" West 6.13 feet; and (2) South 86°38'16" East 15.72 feet; thence South 0°18'52" East 150.79 feet to a point on the northerly right-of-way line of said 5300 South Street and the point of beginning.

Tax Parcel No. 21-11-481-016

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

