

When recorded mail to (Tax Mailing Address):
Ivory Development, LLC
978 East Woodoak Lane
SLC, UT 84117
MTC File No. 332074

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 $89^{\circ}48'57''$ West 873.41 feet along the section line; and North $0^{\circ}11'03''$ 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 $4^{\circ}13'18''$ and a long chord bearing South $84^{\circ}20'04''$ West 203.67 feet to a point of non-tangency; (2) North $80^{\circ}51'01''$ West 320.68 feet; and (3) South $66^{\circ}49'06''$ 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 $8^{\circ}30'00''$ West 117.45 feet along said easterly line of said common area line; thence North $6^{\circ}54'54''$ West 41.89 feet; thence South $86^{\circ}57'08''$ 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 $3^{\circ}21'44''$ West 6.13 feet; and (2) South $86^{\circ}38'16''$ East 15.72 feet; thence South $0^{\circ}18'52''$ 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]

In witness whereof, the grantors have executed this instrument this 17th day of January, 2025.

The Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25, 2007

By: Phillip J. Baum
Phillip J. Baum, Trustee

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17th day of January, 2025, by Phillip J. Baum, trustee, or successors in trust as trustees of the Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25, 2007.


NOTARY PUBLIC

