

14362508 B: 11558 P: 9318 Total Pages: 3  
03/26/2025 09:58 AM By: dsalazar 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

Mail Recorded Deed & Tax Notice To:

Value Innovation Liberty Wells, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



File No.: 174296-TOF

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## SPECIAL WARRANTY DEED

**Ivory Innovations, a Utah non-profit corporation,**

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Value Innovation Liberty Wells, 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.: 16-07-209-030 and 16-07-209-029** (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 3/25/2025.

Ivory Innovations, a Utah non-profit corporation

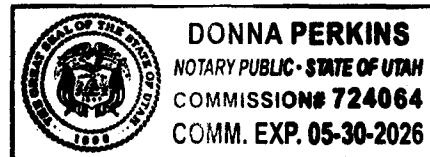
BY: C. L. G  
NAME: Porter Openshaw  
ITS: CFO

STATE OF UTAH

COUNTY OF SALT LAKE

On this 3/25/2025, before me, personally appeared Porter Openshaw,  
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 Ivory Innovations, a Utah  
non-profit corporation.

Donna Perkins  
Notary Public



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

PROPOSED INNOVATION PARK AT LIBERTY WELLS SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN BLOCK 9, PLAT 2 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY ALSO WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH. SAID PARCEL OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 9; SAID POINT BEING 67.78 FEET NORTH 89°57'26" EAST ALONG THE MONUMENT LINE OF 700 SOUTH STREET AND SOUTH 00°02'40" EAST 67.93 FEET FROM THE SALT LAKE CITY STREET MONUMENT MARKING THE INTERSECTION OF 400 EAST AND 700 SOUTH STREETS, AND RUNNING THENCE NORTH 89°56'48" EAST 198.09 FEET ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 00°01'48" EAST 132.37 FEET; THENCE NORTH 89°56'48" EAST 132.06 FEET; THENCE SOUTH 00°01'48" EAST 197.81 FEET; THENCE SOUTH 89°57'05" WEST 82.71 FEET; THENCE SOUTH 00°01'48" EAST 66.03 FEET; THENCE SOUTH 89°57'05" WEST 247.44 FEET TO THE WESTERLY LINE OF SAID BLOCK 9; THENCE ALONG SAID WESTERLY LINE NORTH 00°01'48" WEST 396.18 FEET TO THE POINT OF BEGINNING.