

14365180 B: 11560 P: 5376 Total Pages: 3  
04/01/2025 08:53 AM By: vanguyen 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 and Tax Notice To:  
Ivory Development, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



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## **SPECIAL WARRANTY DEED**

**Ivory Jones Holdings, LLC, a Utah limited liability company**

**GRANTOR(S)** of Salt Lake City, 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.:** 26-03-251-010 (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 1st <sup>April</sup> day of ~~March~~, 2025.

Ivory Jones Holdings, LLC

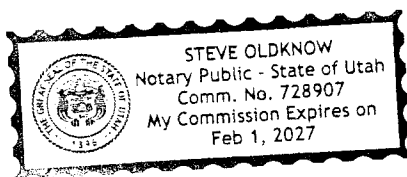
By: [Signature]  
Name: Kevin Anglesey  
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 1 day of <sup>April</sup> ~~March~~, 2025, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Jones Holdings, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

Proposed DRY CREEK HIGHLANDS PHASE 1-D, being more particularly described as follows:

A portion of the NE1/4 of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 6400 West Street as determined by that certain Final Order of Condemnation, Case No. 040926780 recorded April 6, 2007 as Entry No. 10059359 in the Official Records of Salt Lake County, said point located S00°08'42"W along the Section line 463.44 feet and N89°51'18"W 69.07 feet from the Northeast Corner of Section 3, T3S, R2W, SLB&M; running thence along said right-of-way line the following two (2) courses: (1) S00°35'22"E 96.82 feet; thence (2) along the arc of a curve to the left with a radius of 5,045.00 feet a distance of 117.14 feet through a central angle of 01°19'49" Chord: S01°15'17"E 117.14 feet to the northerly boundary line of Dry Creek Highlands Phase 1A Subdivision, according to the official plat thereof recorded February 27, 2023 as Entry No. 14075926, in Book 2023P, at Page 42 in the Salt Lake County Recorder's Office; thence along said plat the following eight (8) courses: (1) N89°46'19"W 123.94 feet; thence (2) N00°13'41"E 16.64 feet; thence (3) N89°46'19"W 170.00 feet; thence (4) S00°13'41"W 114.59 feet; thence (5) N89°46'19"W 410.00 feet; thence (6) N00°13'41"E 33.95 feet; thence (7) N89°46'19"W 170.00 feet; thence (8) N00°13'41"E 90.79 feet; thence N65°24'45"E 32.04 feet; thence N72°26'35"E 329.88 feet; thence N60°57'09"E 107.09 feet; thence N75°08'05"E 153.69 feet; thence S89°46'19"E 68.72 feet; thence N67°00'10"E 20.07 feet; thence N42°11'20"E 37.50 feet; thence N86°27'29"E 87.61 feet; thence S24°25'07"E 68.04 feet; thence N89°24'55"E 56.50 feet to the point of beginning.

Tax Id No.: 26-03-251-010