

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

14378553 B: 11567 P: 9347 Total Pages: 3
04/30/2025 04:05 PM By: tpham 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



File No.:

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah 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

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

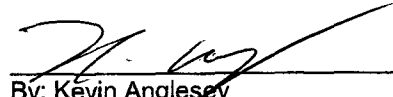
TAX ID NO.: 26-33-326-003 & 26-33-326-005 (for reference purposes only)

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 4/30/2025.

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of April, 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 Land Corporation, a Utah corporation.


Notary Public

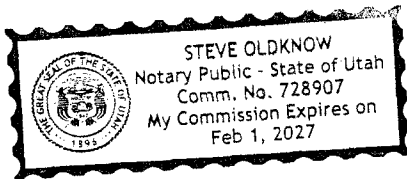


EXHIBIT A
Legal Description

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: N0°45'09"W 2646.86' between the Southwest Corner of Section 33, and the West 1/4 Corner of Section 33), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the southwest corner of that Special Warranty Deed recorded January 3, 2002 as Entry No. 8110216 in Book 8550 at Page 6633 in the Salt Lake County Recorder's Office, said point also being N0°45'09"W 1779.84 feet along the Section line and N89°14'51"E 1328.92 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N00°38'23"W 80.37 feet; thence S85°07'12"E 222.25 feet; thence along the arc of a curve to the right with a radius of 390.00 feet a distance of 62.48 feet through a central angle of 09°10'47" Chord: S80°31'48"E 62.42 feet; thence S75°56'24"E 106.59 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 390.00 feet (radius bears: S14°03'35"W) a distance of 220.85 feet through a central angle of 32°26'44" Chord: S59°43'03"E 217.91 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,460.00 feet a distance of 395.70 feet through a central angle of 15°31'44" Chord: S51°15'33"E 394.49 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 32.17 feet through a central angle of 92°08'57" Chord: N74°54'07"E 28.81 feet; thence S61°10'21"E 68.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: S61°10'21"E) a distance of 21.00 feet through a central angle of 60°09'06" Chord: S01°14'54"E 20.05 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,457.00 feet (radius bears: N27°05'42"E) a distance of 98.63 feet through a central angle of 03°52'42" Chord: S64°50'39"E 98.61 feet; thence S66°47'00"E 148.06 feet; thence N89°55'34"W 209.54 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,540.00 feet (radius bears: N24°52'36"E) a distance of 581.34 feet through a central angle of 21°37'43" Chord: N54°18'32"W 577.89 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 310.00 feet a distance of 175.55 feet through a central angle of 32°26'44" Chord: N59°43'03"W 173.21 feet; thence N75°56'25"W 106.59 feet; thence along the arc of a curve to the left with a radius of 310.00 feet a distance of 49.67 feet through a central angle of 09°10'47" Chord: N80°31'48"W 49.61 feet; thence N85°07'12"W 214.52 feet to the point of beginning.

Contains: 2.32 acres±