

14426633 B: 11595 P: 4766 Total Pages: 3
08/25/2025 11:21 AM By: tpham 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 & Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 192826-DMF

WARRANTY DEED

Dansie Land, LLC, a Utah limited liability company, who acquired title as Dansie Land, LLC,

GRANTOR(S), of Herriman, State of Utah, hereby conveys and warrants 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.: 26-34-251-005 (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 22nd day of August, 2025.

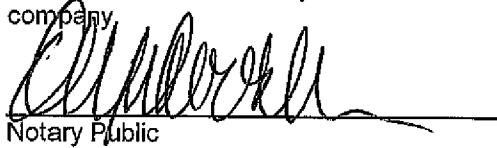
Dansie Land, LLC, a Utah limited liability company

BY: Richard P. Dansie
Richard P. Dansie
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 22 day of August, 2025, before me, personally appeared Richard P. Dansie, 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 Dansie Land, LLC, a Utah limited liability company.


Notary Public

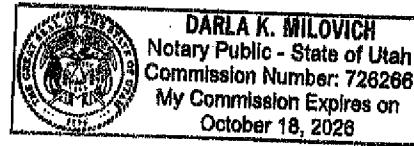


EXHIBIT A
Legal Description

A part of the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on a southwesterly corner of the Hidden Oaks Subdivision Pod 7 Phase 1 recorded as Entry No. 14007923 in Book 2022P on Page 203 on August 29, 2022, said point also being located N00°10'55"W 3,099.45 feet along the Section line and N89°49'05"E 678.16 feet from the South Quarter Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said subdivision the following two (2) courses: (1) East 100.00 feet; thence (2) South 119.00 feet to the northerly right-of-way of Silver Sky Drive; thence along said right-of-way the following two (2) courses: (1) along the arc of a curve to the right with a radius of 20.00 feet a distance of 20.32 feet through a central angle of 58°12'42" Chord: S29°06'21"W 19.46 feet; thence (2) West 90.54 feet; thence North 136.00 feet to the point of beginning.