

14432432 B: 11598 P: 8755 Total Pages: 3
09/05/2025 12:16 PM By: bhicks 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.:

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.: 26-03-251-015 (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 9/5/25.

Ivory Jones Holdings, LLC, a Utah limited liability company

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

STATE OF UTAH

COUNTY OF SALT LAKE

On 5 day of September, 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

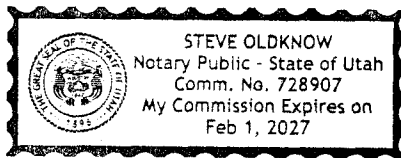


EXHIBIT A
Legal Description

WEST BOUNDARY DESCRIPTION

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 a westerly line of Dry Creek Highlands Phase 1-B according to the official plat thereof recorded February 23, 2024 as Entry No. 14207730 in Book 2024P at Page 045 in the Salt Lake County Recorder's Office, said point located S00°08'42"W 1376.03 feet along the Section line and N89°51'18"W 1620.01 feet from the Northeast Corner of Section 3, T3S, R2W, SLB&M; running thence along said plat the following three (3) courses: (1) S00°08'20"W 193.76 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'51" Chord: S45°08'16"W 21.21 feet; thence (3) S00°07'53"W 50.00 feet; thence N89°52'07"W 81.00 feet; thence N00°07'53"E 50.00 feet; thence N00°08'20"E 222.00 feet; thence S82°01'01"E 96.91 feet to the point of beginning.

Contains: 0.57 acres+/-

4 Lots and 1 Parcel