

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117

14457307 B: 11613 P: 2948 Total Pages: 3
10/30/2025 04:37 PM By: EMehanovic 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



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.: 26-34-301-008 (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 30 day of October, 2025.

Ivory Land Corporation, a Utah corporation

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

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 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.

[Signature]
Notary Public

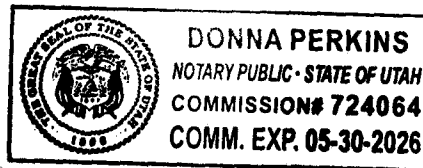


EXHIBIT A



**LEGAL DESCRIPTION
PREPARED FOR
IVORY LAND CORPORATION
HERRIMAN CITY, UTAH**

October 23, 2025

20-0521

LA

***SILVER LINDEN EXCHANGE AREA
LEGAL DESCRIPTION***

A part of the Northwest 1/4 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 N89°53'28"W 1245.22 feet along the Section line and N00°06'32"E 2980.31 feet from the South Quarter Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence N 00°14'09" W 754.73 feet; thence N 89°45'53" E 57.00 feet; thence S 00°14'07" E 15.00 feet; thence N 89°53'10" W 30.49 feet; thence S 00°14'07" E 739.91 feet; thence S 89°45'53" W 26.50 feet to the point of beginning.

Containing 20,457 square feet +/-.