

14457317 B: 11613 P: 2985 Total Pages: 3
10/30/2025 04:45 PM By: aallen 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.: 194870-TOF

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.: 28-29-452-031 and 28-29-452-032 (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 October 30, 2025

Ivory Land Corporation, a Utah corporation

[Signature]
By: 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

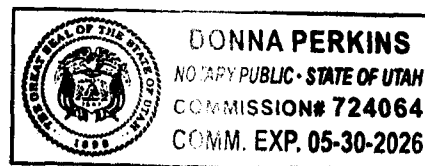


EXHIBIT A
Legal Description

Proposed BAINBRIDGE PHASE 2, being more particularly described as follows:

A part of the Southeast quarter of Section 29 and the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on a Northerly boundary line of Bainbridge Phase 1, according to the official plat thereof recorded April 3, 2024 as Entry No. 14224015 in Book 2024P at Page 81 in the Salt Lake County Recorder's Office, said point being South 89°59'55" West 1823.36 feet along the Section line and South 00°00'05" West 13.93 feet from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said plat the following three (3) courses: (1) North 89°57'45" West 503.57 feet; thence (2) North 00°00'05" West 39.03 feet; thence (3) South 89°59'55" West 216.23 feet to the Easterly right-of-way line of 1015 East Street; thence North 00°45'00" East 462.24 feet; thence North 85°02'54" East 272.93 feet to aforesaid Bainbridge Subdivision; thence along said subdivision the following four (4) courses: (1) South 25°08'02" East 124.53 feet; thence (2) South 28°31'02" East 127.65 feet; thence (3) South 89°57'45" East 328.00 feet; thence (4) South 00°00'05" East 300.00 feet to the point of beginning.