

14457392 B: 11613 P: 3615 Total Pages: 6
10/31/2025 09:11 AM 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 and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No. 178235-TOF

QUIT CLAIM DEED

Ivory Land Corporation, a Utah corporation

GRANTOR(S) of Salt Lake City, State of Utah, hereby QUIT CLAIMS 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 and 26-34-251-045 (for reference purposes only)

[Signature on following page]

Dated this 30 day of October, 2025.

Ivory Land Corporation, a Utah corporation

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

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 2025, before me, personally appeared Kevin Angelsey, 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

A portion of that Real Property described in Deed Entry No. 12971505 and Entry No. 12797308 of the Official Records of Salt Lake County, located in the SW1/4, NW1/4 & NE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 895.34 feet and North 1,702.26 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence N75°49'03"W 68.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 634.00 feet (radius bears: S75°49'03"E) a distance of 313.12 feet through a central angle of 28°17'49" Chord: N28°19'51"E 309.94 feet; thence N42°07'37"E 487.84 feet; thence along the arc of a curve to the left with a radius of 763.00 feet a distance of 580.50 feet through a central angle of 43°35'30" Chord: N20°41'01"E 566.60 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 20.07 feet through a central angle of 57°29'51" Chord: N61°15'05"W 19.24 feet; thence West 331.99 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"W 28.28 feet; thence West 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: West) a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"W 28.28 feet; thence West 430.44 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.50 feet through a central angle of 90°14'07" Chord: S44°52'56"W 28.34 feet; thence S89°45'53"W 53.00 feet; thence N00°14'07"W 0.38 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.33 feet through a central angle of 89°45'53" Chord: N45°07'04"W 28.23 feet; thence West 80.08 feet; thence N00°14'07"W 71.00 feet; thence East 90.47 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 20.40 feet through a central angle of 58°26'49" Chord: N28°59'17"E 19.53 feet; thence N89°45'53"E 57.00 feet; thence S00°14'07"E 0.40 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.33 feet through a central angle of 89°45'53" Chord: S45°07'04"E 28.23 feet; thence East 686.25 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.53 feet through a central angle of 90°19'35" Chord: N44°50'12"E 28.36 feet; thence N89°40'25"E 53.00 feet; thence S00°19'35"E 0.53 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 20.21 feet through a central angle of 57°53'07" Chord: S29°16'09"E 19.36 feet; thence East 101.61 feet; thence along the arc of a curve to the left with a radius of 5.00 feet a distance of 7.88 feet through a central angle of 90°19'35" Chord: N44°50'12"E 7.09 feet; thence N0°19'35"W 12.07 feet; thence S89°49'48"E 71.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N89°40'25"E) a distance of 20.21 feet through a central angle of 57°53'07" Chord: S29°16'09"E 19.36 feet; thence East 965.68 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N31°47'18"W) a distance of 20.32 feet through a central angle of 58°12'42" Chord: N29°06'21"E 19.46 feet; thence along a line non-tangent to said curve, East, a distance of 26.50 feet; thence North 1.89 feet; thence East 26.50 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N89°59'59"E) a distance of 22.11 feet through a central angle of 63°20'48" Chord: S31°40'25"E 21.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 363.00 feet (radius bears: N04°17'38"W) a distance of 77.98 feet through a central angle of 12°18'30" Chord: N79°33'07"E 77.83 feet; thence along a line non-

tangent to said curve, S16°36'09"E, a distance of 71.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 434.00 feet (radius bears: N16°36'09"W) a distance of 91.16 feet through a central angle of 12°02'07" Chord: S79°24'55"W 91.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: S04°33'45"E) a distance of 29.88 feet through a central angle of 85°36'43" Chord: S42°37'54"W 27.18 feet; thence along a line non-tangent to said curve, S88°30'22"W, a distance of 53.02 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: West) a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"W 28.28 feet; thence West 518.13 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"W 28.28 feet; thence West 53.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: West) a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"W 28.28 feet; thence West 332.87 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: S00°02'46"W) a distance of 30.74 feet through a central angle of 88°04'17" Chord: S46°00'38"W 27.80 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 834.00 feet (radius bears: S89°40'25"W) a distance of 623.08 feet through a central angle of 42°48'21" Chord: S21°04'35"W 608.69 feet; thence S42°28'46"W 487.83 feet; thence along the arc of a curve to the left with a radius of 566.00 feet a distance of 279.53 feet through a central angle of 28°17'49" Chord: S28°19'51"W 276.70 feet to the point of beginning. (aka proposed Hidden Oaks Backbone Phase 2)

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded December 19, 2018 as Entry No. 12905945 in Book 10739 at Page 7754 in the office of the Salt Lake County Recorder, to-wit:

A portion of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located South 89°53'28" East along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base & Meridian, running thence North 00°14'07" West 794.10 feet; thence South 89°50'23" East 655.58 feet; thence South 00°19'35" East 792.27 feet; thence West 656.83 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded December 19, 2018 as Entry No. 12905945 in Book 10739 at Page 7754 in the office of the Salt Lake County Recorder, to-wit:

A portion of the Northwest Quarter and Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located South 89°53'28" East along the Section line 2,404.05 feet and North 2,928.11 feet from the Southwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base & Meridian, running thence North 00°19'35" West 1,044.34 feet to the

Section line; thence South 89°49'23" East along the Section line 924.26 feet; thence South 1,041.47 feet; thence West 918.30 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded October 21, 2021 as Entry No. 13804675 in Book 11257 at Page 5559 in the office of the Salt Lake County Recorder, to-wit:

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

Beginning at a point located along the Section line South 89°53'28" East 1,678.38 feet and North 2,454.92 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 47°31'14" West 253.00 feet; thence North 42°28'46" East 13.50 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: North 02°31'14" West 28.28 feet; thence North 47°31'14" West 14.99 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 226.50 feet (radius bears: North 42°28'47" East) a distance of 186.93 feet through a central angle of 47°17'06" Chord: North 23°52'40" West 181.67 feet; thence North 00°14'07" West 32.59 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.33 feet through a central angle of 89°45'53" Chord: North 45°07'04" West 28.23 feet; thence East 523.44 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central of 90°00'00" Chord: South 45°00'00" East 28.28 feet; thence South 4.06 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 247.63 feet through a central angle of 42°28'46" Chord: South 21°14'23" West 242.00 feet; thence South 42°28'46" West 225.17 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded October 21, 2021 as Entry No. 13804675 in Book 11257 at Page 5559 in the office of the Salt Lake County Recorder, to-wit:

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

Beginning at a point located along the Section line South 89°53'28" East 2,097.77 feet and North 2,975.53 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°19'35" West 744.27 feet; thence North 89°49'23" West 85.95 feet; thence North 00°10'37" East 100.00 feet; thence South 89°49'23" East 19.26 feet; thence North 00°10'37" East 153.00 feet to a point on the 1/16 Section line; thence along said 1/16 Section line South 89°49'23" East 317.47 feet; thence South 00°19'35" East 99.97 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North 03°11'33" West) a distance of 30.42 feet through a central angle of 87°08'02" Chord: North 43°14'26" East 27.57 feet; thence South 00°19'35" East 93.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 89°40'25" West) a distance of 30.42 feet through a central angle of 87°08'02" Chord: North 43°53'37" West 27.57 feet; thence South 00°19'35" East 843.48 feet; thence West 99.11 feet; thence Southeasterly along the arc of a non-tangent curve to the left

having a radius of 20.00 feet (radius bears: North $72^{\circ}32'33''$ East) a distance of 25.32 feet through a central angle of $72^{\circ}32'33''$ Chord: South $53^{\circ}43'44''$ East 23.66 feet; thence West 93.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North) a distance of 25.32 feet through a central angle of $72^{\circ}32'33''$ Chord: North $53^{\circ}43'44''$ East 23.66 feet; thence West 99.05 feet to the point of beginning.