

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

14457394 B: 11613 P: 3623 Total Pages: 3
10/31/2025 09:14 AM By: EMehanovic 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



File No. 174923-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.: 26-33-326-008 and 26-33-326-006 (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 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

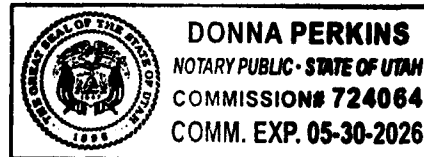


EXHIBIT A
Legal Description

A part of the Southwest quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian (basis of bearing: North 00°45'09" West 2646.86 feet between the Southwest corner of Section 33, and the West quarter corner of Section 33), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the Southwest corner of that Special Warranty Deed recorded January 3, 2002 as Entry No. 8110216 in Book 8550 at Page 6633 in the Salt Lake County Recorder's office, said point also being North 00°45'09" West 1304.27 feet along the section line and North 89°14'51" East 1327.98 feet from the Southwest corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said Special Warranty Deed North 00°38'23" West 475.57 feet to the Southerly right-of-way line of Highway U-111 (Herriman Highway); thence along said right-of-way line of the following five (5) courses: thence (1) South 85°07'12" East 214.52 feet; thence (2) Easterly along the arc of a curve to the right having a radius of 310.00 feet a distance of 49.67 feet through a central angle of 09°10'47" chord: South 80°31'48" East 49.61 feet; thence (3) South 75°56'25" East 106.59 feet; thence (4) Southeasterly along the arc of a curve to the right having a radius of 310.00 feet a distance of 175.55 feet through a central angle of 32°26'44" chord: South 59°43'03" East 173.21 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 1540.00 feet a distance of 581.34 feet through a central angle of 21°37'43" chord: South 54°18'32" East 577.89 feet to the Northerly boundary line of HIGH-COUNTRY ESTATES SUBDIVISION, according to the official plat thereof recorded January 17, 1972 as Entry No. 2432247 in Book KK at Page 56 in the Salt Lake County Recorder's office; thence along said plat North 89°55'34" West 979.69 feet to the point of beginning.