

14457397 B: 11613 P: 3653 Total Pages: 3
10/31/2025 09:16 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

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. 194912-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.: 26-34-301-008 (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 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

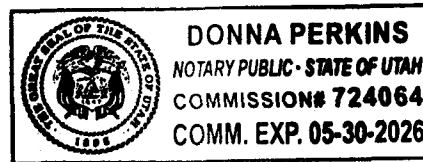


EXHIBIT A
Legal Description

A part of the Northwest Quarter 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 S89°53'28"E 1308.92 feet along the Section line and N00°06'32"E 2,963.06 feet from the Southwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; said point also being along the Easterly line of Special Warranty Deed Entry No. 14296849 on file in the Salt Lake County Recorder's Office, running thence along said Special Warranty Deed the following two (2) courses: (1) N00°14'07"W 1,010.68 feet; (2) thence S89°49'25"E 717.23 feet to Special Warranty Deed Entry No. 13804675 on file in the Salt Lake County Recorder's Office; thence along said Special Warranty Deed the following three (3) courses: (1) S00°10'37"W 153.01 feet; (2) thence N89°49'23"W 19.26 feet; (3) thence S00°10'37"W 100.02 feet; thence N89°50'23"W 539.14 feet; thence N00°14'07"W 15.00 feet; thence S89°45'53"W 57.00 feet; thence S00°14'07"E 754.70 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S89°45'57"W) a distance of 20.40 feet through a central angle of 58°26'45" Chord: S28°59'19"W 19.53 feet; thence West 90.47 feet to the point of beginning.