

ENT 2220:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 13 09:38 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: _____

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah corporation aka Ivory Land Corp.

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 **Utah County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 32-016-0113 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11/01/2025

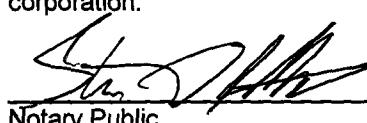
Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 10 day of January, 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.



Notary Public

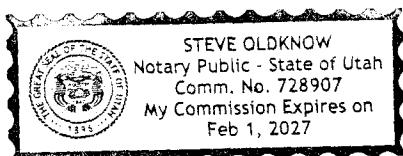


EXHIBIT A
Legal Description

PROPOSED TANNER FLATS @ SUMMIT RIDGE - PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE THAT IS NORTH 89°55'22" WEST A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, NORTH 89°22'05" EAST FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE; THENCE SOUTH 00°42'11" EAST FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE; THENCE NORTH 89°17'49" EAST FOR A DISTANCE OF 95.20 FEET TO A POINT ON A LINE; THENCE SOUTH 01°35'43" EAST FOR A DISTANCE OF 115.53 FEET TO A POINT ON A LINE; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 25.79 FEET TO A POINT ON A LINE; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE; THENCE SOUTH 00°54'12" WEST FOR A DISTANCE OF 105.11 FEET TO A POINT ON A LINE; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 104.90 FEET TO A POINT ON A LINE; THENCE SOUTH 02°44'21" WEST FOR A DISTANCE OF 60.07 FEET TO A POINT ON A LINE; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 120.67 FEET TO A POINT ON A LINE; THENCE NORTH 89°17'49" EAST FOR A DISTANCE OF 52.17 FEET TO A POINT ON A LINE; THENCE SOUTH 02°50'36" EAST FOR A DISTANCE OF 162.11 FEET TO A POINT ON A LINE; THENCE SOUTH 89°17'49" WEST FOR A DISTANCE OF 170.52 FEET TO A POINT ON A LINE; THENCE SOUTH 00°42'44" WEST FOR A DISTANCE OF 110.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88°17'10", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 43°26'54" EAST FOR A DISTANCE OF 20.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 00°22'24" WEST FOR A DISTANCE OF 62.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89°55'13", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 47°26'54" WEST FOR A DISTANCE OF 21.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 87°37'55" WEST FOR A DISTANCE OF 62.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90°05'15", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 42°32'52" WEST FOR A DISTANCE OF 21.23 FEET; THENCE NORTH 87°35'29" WEST FOR A DISTANCE OF 89.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 88°47'48", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 48°00'37" WEST FOR A DISTANCE OF 20.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04°14'37", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS NORTH 01°29'24" EAST FOR A DISTANCE OF 223.62 FEET; THENCE NORTH 00°37'55" WEST A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING.