

ENT 32189 : 2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 May 02 12:45 PM FEE 40.00 BY AC  
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**

**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.:** 58-021-0722 (for reference purposes only)

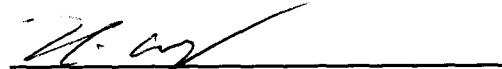
**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this

5/21/2025

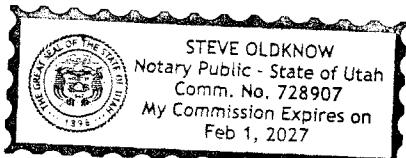
Ivory Land Corporation, a Utah corporation

  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 2 day of MAY, 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**

COM N 1190.65 FT & W 2559.9 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 8' 54" E 463.98 FT; S 89 DEG 51' 6" W 93.26 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 32' 54" W 38.04 FT, RADIUS = 836 FT); S 87 DEG 14' 41" W 93.19 FT; N 11.43 FT; N 69.55 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 4' 26" E 21.24 FT, RADIUS = 15 FT); N 0 DEG 13' 18" W 20 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 55' 37" W 21.19 FT, RADIUS = 15 FT); N 70.32 FT; ALONG A CURVE TO L (CHORD BEARS: N 81 DEG 54' 48" E 16.91 FT, RADIUS = 556.03 FT); N 8 DEG 57' 31" W 38 FT; ALONG A CURVE TO R (CHORD BEARS: S 85 DEG 26' 48" W 79.57 FT, RADIUS = 517.98 FT); S 89 DEG 51' 6" W 41.59 FT; N 234.01 FT; N 89 DEG 51' 6" E 333.25 FT TO BEG. AREA 2.956 AC.