

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

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



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 5/2/2025.

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

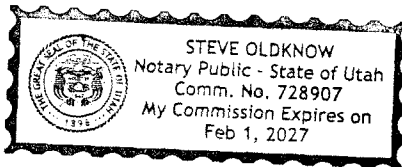


EXHIBIT A
Legal Description

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.