

ENT 3426:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 16 01:59 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 aka Ivory Land 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.: 58-021-0498 and 58-021-0749 (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 1/16/2025.

Ivory Land Corporation, a Utah corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 16 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.

[Signature]
Notary Public

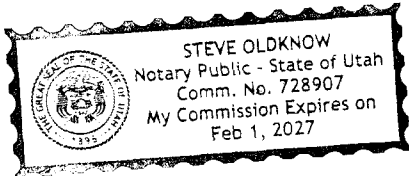


EXHIBIT A
Legal Description

Proposed HOLBROOK FARMS BACKBONE PLAT J PHASE 2 ROADWAY DEDICATION,
being more particularly described as follows:

A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N00°08'15"W 2079.17 feet and S89°51'45"W 42.00 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence S89°51'45"W 36.00 feet to the easterly boundary line of that Special Warranty Deed thereof recorded July 1, 2020 as Entry No. 92722:2020 in the Utah County Recorder's Office; thence along said boundary line the following three (3) courses: (1) N00°08'15"W 343.31 feet; thence (2) along the arc of a curve to the left with a radius of 172.00 feet a distance of 269.87 feet through a central angle of 89°53'47" Chord: N45°05'08"W 243.02 feet; thence (3) S89°57'58"W 668.15 feet; thence N00°02'02"W 50.50 feet; thence N89°57'58"E 668.18 feet; thence S00°05'45"W 14.50 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 208.00 feet (radius bears: S00°02'02"E) a distance of 326.35 feet through a central angle of 89°53'47" Chord: S45°05'08"E 293.89 feet; thence S00°08'15"E 343.31 feet to the point of beginning.