

ENT 40700:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 02 03:17 PM FEE 40.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

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



## QUITCLAIM DEED

**Ivory Land Corporation, a Utah corporation,**  
**GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to**  
**Ivory Development, LLC, a Utah limited liability company,**

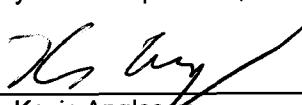
**GRANTEE(S), of Salt Lake City, State of Utah**  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: 58:021:0309 and 58:021:0706**(for reference purposes only)

Dated this 6/2/2025.

Ivory Land Corporation, a Utah corporation

  
By: Kevin Anglesey

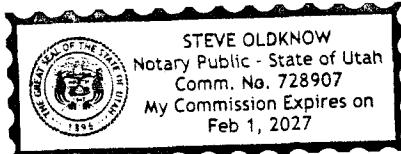
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 2 day of June, 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/she/they executed the same on behalf of Ivory Land Corporation, a Utah corporation.

  
Notary Public



**EXHIBIT A**

COM N 0 DEG 8' 15" W 1573.74 FT & W 3785.45 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 77 DEG 58' 22" W 43.86 FT; S 14 DEG 53' 37" W 105.24 FT; S 67 DEG 40' 42" W 93.01 FT; N 59 DEG 4' 11" W 154.75 FT; S 77 DEG 58' 22" W 646.42 FT; N 15 DEG 54' 2" W 96.22 FT; N 77 DEG 58' 22" E 646.94 FT; N 37 DEG 47' 38" E 160.83 FT; ALONG A CURVE TO R (CHORD BEARS: N 5 DEG 46' 40" E 35.51 FT, RADIUS = 567 FT); ALONG A CURVE TO L (CHORD BEARS: N 7 DEG 53' 58" W 222.48 FT, RADIUS = 417 FT); ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 2' 21" E 399.22 FT, RADIUS = 483 FT); ALONG A CURVE TO L (CHORD BEARS: N 11 DEG 52' 14" E 195.81 FT, RADIUS = 417 FT); N 1 DEG 42' 30" W .48 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 56' 29" W 20.93 FT, RADIUS = 15 FT); S 89 DEG 49' 32" W 981.73 FT; N 15 DEG 24' 22" W 52.34 FT; N 89 DEG 49' 32" E 1239.06 FT; S 0 DEG 10' 28" E 50.5 FT; S 89 DEG 49' 32" W 120.55 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 12' 44" W 21.44 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: S 12 DEG 1' 27" W 236.82 FT, RADIUS = 510 FT); ALONG A CURVE TO L (CHORD BEARS: S 1 DEG 2' 21" W 322.35 FT, RADIUS = 390 FT); ALONG A CURVE TO R (CHORD BEARS: S 7 DEG 53' 58" E 272.1 FT, RADIUS = 510 FT); ALONG A CURVE TO L (CHORD BEARS: S 6 DEG 32' 49" W 16.96 FT, RADIUS = 474 FT); S 40 DEG 58' 50" E 110.96 FT; ALONG A CURVE TO L (CHORD BEARS: S 5 DEG 28' 16" E 13.29 FT, RADIUS = 430 FT); N 77 DEG 58' 22" E 33.75 FT; S 7 DEG 56' 16" E 42.47 FT; S 18 DEG 46' 54" E 28.84 FT TO BEG. AREA 6.164 AC.

ALSO:

COM N 623.48 FT & W 3406.37 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 51' 7" W 123.72 FT; ALONG A CURVE TO L (CHORD BEARS: S 41 DEG 0' 3" W 22.59 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 21' 13" W 123.49 FT, RADIUS = 778.04 FT); ALONG A CURVE TO L (CHORD BEARS: S 53 DEG 30' 14" E 17.91 FT, RADIUS = 15.01 FT); N 89 DEG 51' 7" E 150.33 FT; S 0 DEG 8' 52" E 93 FT TO BEG. AREA 0.323 AC.