

Mail Recorded Deed & Tax Notice To:  
Boyer Holbrook Farm, LC  
101 South 200 East, Suite 200  
Salt Lake City 84111

ENT 5215:2025 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jan 24 08:55 AM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 184747-CAF

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## SPECIAL WARRANTY DEED

**Ivory Development LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Murray, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Boyer Holbrook Farm L.C., a Utah limited liability company**  
**GRANTEE(S)**, of Salt Lake City, State of

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.:** 58:021:0717 (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]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 1/22/2025.

Ivory Development, LLC,  
a Utah limited liability company

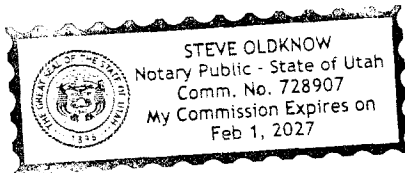
BY: [Signature]  
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF Salt Lake

On this Jan. 22, 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 Development, LLC.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

COM N 0 DEG 3' 14" E 784.32 FT & N 89 DEG 56' 46" W 16.81 FT FR E 1/4 COR. SEC. 3,  
T5S, R1W, SLB&M.; N 510.11 FT; N 89 DEG 49' 16" E 16.61 FT; N 88 DEG 50' 18" E 16.38  
FT; S 510.52 FT; N 89 DEG 56' 46" W 32.99 FT TO BEG.