

Entry #: 591015

07/07/2023 04:00 PM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed and Tax Notice To:

Ivory Land Corporation

978 Woodoak Lane

Salt Lake City, Utah 84117

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## **SPECIAL WARRANTY DEED**

**Ivory Development, LLC, a Utah Limited Liability Company**

**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 Land Corporation, a Utah corporation**

**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 Tooele County, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 05-036-0-0081, 05-036-0-0093 & 05-036-0-0094** (for reference purposes only)

*[Signature on following page]*

Dated this 21 day of August, 2021.

Ivory Development, LLC, a Utah Limited Liability Company

BY: [Signature]  
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21 day of August, 2021, 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, a Utah Limited Liability Company.

[Signature]  
Notary Public



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

**PARCEL 1**

That portion of the Northwest quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and meridian; Stansbury Park, Tooele County, Utah described as follows:

Beginning at a point on the South line of the Northwest quarter of Section 20, said point of beginning being North 89°22'40" East 1635.09 feet along said South line from the West quarter corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°37'20" West 307.00 feet; thence South 89°22'40" West 110.00 feet; thence North 00°37'20" West 633.00 feet; thence North 89°22'40" East 180.00 feet; thence South 61°28'22" East 215.25 feet; thence South 12°26'44" East 107.43 feet; thence South 00°37'20" East 530.00 feet; thence South 40°18'19" East 77.96 feet; thence South 00°37'20" East 140.00 feet; thence along said South line South 89°22'40" West 329.78 feet to the point of beginning.

**PARCEL 2**

PROPOSED SAGEWOOD GARDENS PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, SAID POINT OF BEGINNING BEING N89°22'40"E 3022.95 FEET ALONG SAID SOUTH LINE FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAGEWOOD VILLAGE PHASE 5 THE FOLLOWING 6 CALLS: 1.) N00°36'15"W 199.99 FEET; 2.) N00°02'29"E 79.07 FEET; 3.) N04°37'48"E 71.98 FEET; 4.) N09°43'23"E 71.98 FEET; 5.) N14°48'57"E 71.98 FEET; 6.) N19°54'32"E 71.98 FEET TO THE SOUTHWEST CORNER OF SAGEWOOD GARDENS PHASE 1; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SAGEWOOD GARDENS PHASE 1 THE FOLLOWING 11 CALLS: 1.) S67°12'57"E 101.40 FEET; 2.) N79°00'34"E 48.83 FEET; 3.) S64°47'30"E 192.00 FEET; 4.) N89°09'15"E 44.56 FEET; 5.) S64°42'14"E 96.00 FEET; 6.) S21°25'48"W 77.92 FEET; 7.) S08°40'42"W 49.82 FEET; 8.) N89°22'40"E 536.81 FEET; 9.) S45°37'20"E 56.57 FEET; 10.) N89°22'40"E 100.53 FEET; 11.) S00°37'20"E 239.99 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20; THENCE ALONG SAID SOUTH LINE S89°22'40"W 1149.73 FEET TO THE POINT OF BEGINNING.