

Entry #: 614513

02/19/2025 09:58 AM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

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

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 **Tooele County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO


TAX ID NO.: 05-036-0-0101 (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 2/19/25.

Ivory Land Corporation, a Utah corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of February, 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

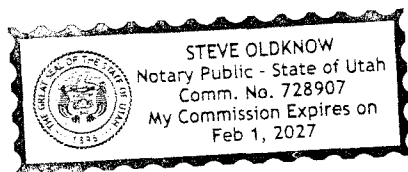


EXHIBIT A
Legal Description

PROPOSED SAGEWOOD VILLAGE PHASE 13 SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF 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 THAT IS N89°22'40"E 1635.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 710.00 FEET; THENCE S89°22'40"W 280.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAGEWOOD VILLAGE PHASE 9 AS RECORDED AS ENTRY #533016; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: 1) THENCE N00°37'20"W 60.00 FEET; 2) THENCE N05°23'09"W 60.21 FEET; 3) THENCE N00°37'20"W 110.00 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY OF SAGEWOOD VILLAGE PHASE 1 RECORDED AS ENTRY #481075; THENCE ALONG SAID SOUTHERLY LINE N89°22'40"E 360.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE N89°22'40"E 16.99 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF N75°31'56"E AND A CHORD DISTANCE OF 14.36 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF S69°17'30"E AND A CHORD DISTANCE OF 75.50 FEET; THENCE N69°43'49"E 86.79 FEET; THENCE S12°26'44"E 107.43 FEET; THENCE S00°37'20"E 530.00 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139.99 FEET TO THE NORTHERLY LINE OF THE PIER AT STANSBURY PARK PHASE 1 P.U.D. RECORDED AS ENTRY #476319; THENCE ALONG SAID NORTHERLY LINE S89°22'40"W 279.78 FEET TO THE POINT OF BEGINNING.