

ENT 75101:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 30 11:53 AM FEE 40.00 BY KC
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



File No.:

SPECIAL WARRANTY DEED

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.: 32-016-0118 (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]

Dated this 9/30/2025

Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of September, 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.



Notary Public

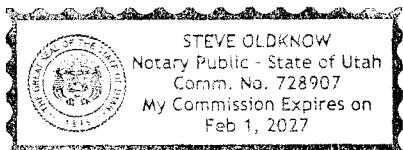


EXHIBIT A
Legal Description

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN;

THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 17' 49" E FOR A DISTANCE OF 162.70 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 863.26 FEET TO A POINT ON A LINE.
THENCE, N 51° 45' 31" W FOR A DISTANCE OF 113.70 FEET TO A POINT ON A LINE.
THENCE, N 89° 16' 12" W FOR A DISTANCE OF 75.37 FEET TO A POINT ON A LINE.
THENCE, S 00°43' 48" W FOR A DISTANCE OF 90.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 66° 14' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE
LONG CHORD BEARS S 32° 23' 22" E FOR A DISTANCE OF 16.39 FEET TO THE BEGINNING OF A
NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01°27'15", HAVING A RADIUS OF 529.00
FEET, AND WHOSE LONG CHORD BEARS S 64° 46' 54" E FOR A DISTANCE OF 13.43 FEET TO A POINT OF
INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 25° 56' 44" W FOR A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL
CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 20°33' 09", HAVING A RADIUS OF 471.00 FEET, AND
WHOSE LONG CHORD BEARS N 74° 19' 50" W FOR A DISTANCE OF 168.05 FEET TO THE BEGINNING OF A
NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 91°48' 26", HAVING A RADIUS OF
15.00 FEET, AND WHOSE LONG CHORD BEARS S 49°29' 22" W FOR A DISTANCE OF 21.55 FEET TO THE
BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF
04°13'03", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01° 28' 37" E FOR A
DISTANCE OF 222.25 FEET; THENCE N 00° 37'55" W A DISTANCE OF 717.17 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPTING ANY PORTION CONTAINED WITHIN TANNER FLATS @ SUMMIT RIDGE - PHASE 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JANUARY 23, 2025 AS ENTRY NO. 5001:2025 IN
THE OFFICE OF THE UTAH COUNTY RECORDER..