

ENT 80505 : 2024 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 15 10:18 AM FEE 40.00 BY AS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

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



File No.:

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## 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.:** 58-021-0262, 58-021-0706, 58-021-0737, 58-021-0309 (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 11/14/24

Ivory Land Corporation

  
By: Kevin Anglesey  
Its: Secretary

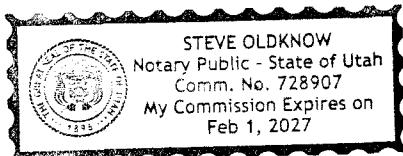
STATE OF UTAH

COUNTY OF SALT LAKE

On 14 day of November, 2024, 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**

A part of the Northwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point along the northwesterly corner of HOLBROOK BACKBONE PLAT G PH 1 ROAD DEDICATION, according to the official plat thereof recorded November 22, 2021 as Entry No. 196006-2021 in the Utah County Recorder's Office, said point being located N0°08'15"W 724.63 feet along the Section line and S89°51'45"W 3404.85 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; Thence along said Plat S00°08'53"E 93.00 feet to the northerly boundary line of HOLBROOK FARMS PLAT F, according to the official plat thereof recorded March 27, 2020 as Entry No. 39366-2020 in the Utah County Recorder's Office; thence along the northerly line of said Plat S89°51'07"W 123.66 feet to and along a northerly boundary line of that SPECIAL WARRANTY DEED recorded July 1, 2020 as Entry No. 92887-2020 in the Utah County Recorder's Office; thence along said deed the following seven (7) courses: (1) along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.58 feet through a central angle of 97°42'00" Chord : S41°00'07"W 22.59 feet; thence (2) S82°09'07"W 93.00 feet; thence (3) Northerly along the arc of a non-tangent curve to the left having a radius of 693.00 feet (radius bears: S82°09'07"W) a distance of 119.34 feet through a central angle of 09°52'01" Chord: N12°46'54"W 119.19 feet; thence (4) N17°42'54"W 144.35 feet; thence (5) Northerly along the arc of a non-tangent curve to the left having a radius of 1,943.11 feet (radius bears: S72°17'43"W) a distance of 182.00 feet through a central angle of 05°22'00" Chord: N20°23'17"W 181.94 feet; thence (6) N23°04'18"W 445.53 feet; thence (7) N59°04'11"W 154.75 feet; thence N15°35'36"W 96.19 feet to a southerly boundary line of that Warranty Deed recorded June 29, 2018 as Entry No. 61322-2018 in the Utah County Recorder's Office; thence along said Deed the following four (4) courses: (1) N37°47'38"E 160.83 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: S86°00'59"E) a distance of 35.51 feet through a central angle of 03°35'19" Chord: N05°46'40"E 35.51 feet; thence (3) Northerly along the arc of a non-tangent curve to the left having a radius of 416.83 feet (radius bears: N82°25'17"W) a distance of 225.21 feet through a central angle of 30°57'22" Chord: N07°53'58"W 222.48 feet; thence (4) Northerly along the arc of a non-tangent curve to the right having a radius of 483.00 feet (radius bears: N66°37'44"E) a distance of 411.55 feet through a central angle of 48°49'14" Chord: N01°02'21"E 399.22 feet to a point of reverse curvature, and to and along the easterly boundary line of that Warranty Deed recorded June 29, 2018 as Entry No. 61335-2018 in the Utah County Recorder's Office; thence along said deed the following four (4) courses: (1) along the arc of a curve to the left having a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: N11°52'14"E 195.81 feet; thence (2) N01°42'30"W 0.48 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S88°17'33"W) a distance of 23.16 feet through a central angle of 88°28'04" Chord: N45°56'29"W 20.93 feet; thence (4) S89°49'32"W 574.50 feet; thence North 50.50 feet to the southerly right-of-way line of the existing 2700 NORTH ST; thence along said southerly right-of-way line N89°49'32"E 817.93 feet; thence S00°10'28"E 50.50 feet to the northerly line of that Special Warranty Deed recorded May 9, 2019 as Entry No. 40558-2019 in the Utah County Recorder's Office; thence along the northerly line of said Deed S89°49'32"W 120.55 feet to and along that Warranty Deed recorded June 29, 2018 as Entry No. 61315-2018 in the Utah County Recorder's Office; thence along said Deed the following six (6) courses: (1) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.88 feet through a central angle of 91°13'36" Chord: S44°12'44"W 21.44 feet to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 510.00 feet a distance of 239.00 feet through a central angle of 26°51'02" Chord: S12°01'27"W 236.82 feet to a point of reverse curvature; thence (3) along the arc of a curve to the left having a radius of 390.00 feet a distance of 332.31 feet through a central angle of 48°49'14" Chord: S01°02'21"W 322.35 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 510.00 feet a distance of 275.43 feet through a central angle of 30°56'36" Chord: S07°53'58"E 272.10 feet; thence (5) S06°32'49"W 16.96 feet; thence (6) S40°58'50"E 110.96 feet to the westerly boundary line of HOLBROOK FARMS PLAT B, PHASE 3, according to the official plat thereof recorded June 15, 2018 as Entry No. 56054-2018 in the Utah County Recorder's Office; thence along said plat the following two (2) courses: (1) S05°28'16"E 13.29 feet; thence (2)

N77°58'22"E 115.98 feet; thence S12°01'38"E 71.00 feet; thence S77°58'22"W 125.73 feet to and along that Special Warranty Deed recorded July 1, 2020 as Entry No. 92722-2020 in the Utah County Recorder's Office; thence along said Deed S14°53'37"W 105.24 feet; thence S23°04'18"E 444.32 feet; thence along the arc of a curve to the right with a radius of 2,035.93 feet a distance of 190.70 feet through a central angle of 05°22'00" Chord: S20°23'18"E 190.63 feet; thence S17°42'54"E 144.35 feet; thence along the arc of a curve to the right with a radius of 786.00 feet a distance of 11.74 feet through a central angle of 00°51'21" Chord: S17°17'14"E 11.74 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 19.19 feet through a central angle of 73°17'20" Chord: S53°30'13"E 17.91 feet; thence N89°51'07"E 150.27 feet to the point of beginning.