

ENT 84980 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Oct 30 04:46 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No. 194886-TOF

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 **Utah County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-004-0080 (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 30 day of October, 2025.

Ivory Land Corporation, a Utah corporation

By: K. A.
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 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.

Donna Perkins
Notary Public

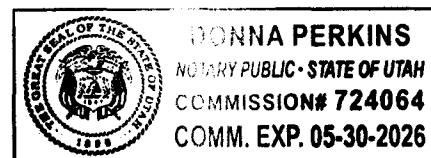


EXHIBIT A
Legal Description

LEGAL DESCRIPTION
PREPARED FOR
RIDGEVIEW POD B PLAT N
HIGHLAND, UTAH
 October 21, 2025
 24-0388
 LA

LEGAL DESCRIPTION

A part of the Southeast quarter and the Northeast quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the northerly boundary line of RIDGEVIEW PLAT K, according to the official plat thereof recorded January 11, 2024, as Entry No. 2010:2024 in the Utah County Recorder's Office, said point being N0°06'11"W 2260.01 feet along the Section line and S89°53'49" W 1876.54 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said subdivision the following four (4) courses: (1) N 89°59'59" W 143.44 feet; thence (2) N 77°16'52" W 56.00 feet; thence (3) S 12°43'08" W 11.75 feet; thence (4) N 77°16'52" W 121.35 feet to the easterly line of a Special Warranty Deed recorded on November 04, 1998 as Entry No. 113623:1998 in the Utah County Recorder's Office; thence along said deed the following five (5) courses: (1) N 12°42'24" E 309.56 feet; thence (2) N 10°36'11" E 71.40 feet; thence (3) N 00°07'25" E 129.30 feet; thence (4) N 15°06'39" E 90.08 feet; thence (5) N 21°47'22" E 292.74 feet; thence S 68°12'38" E 178.01 feet; thence S 21°47'22" W 21.14 feet; thence S 89°54'26" E 179.36 feet to the Northwest corner of Lot 478 in Ridgeview POD B Plat L Subdivision, recorded on June 11, 2025 as Entry No. 43345:2025 in the Utah County Recorder's Office; thence along said subdivision the following three (3) courses: (1) S 00°05'34" E 144.00 feet; thence (2) S 89°54'26" E 18.98 feet; thence (3) S 00°05'34" W 110.00 feet to the northerly line of Ridgeview POD B Plat M Subdivision, recorded on September 11, 2025 as Entry No. 69703:2025 in the Utah County Recorder's Office; thence along said subdivision the following four (4) courses: (1) N 89°54'26" W 220.33 feet; thence (2) S 00°05'34" W 166.00 feet; thence (3) S 89°54'26" E 5.60 feet; thence (4) S 05°18'16" W 383.79 feet to the point of beginning.

Containing 6.34 acres +/-
Containing 22 Lots.