

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



**COTTONWOOD**  
**TITLE**

File No. 194886-TOF

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## **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

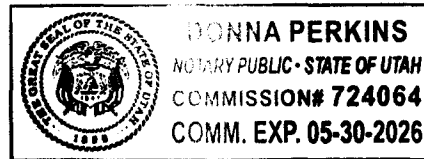
By: [Signature]  
Name: Kevin Angelsey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 2025, before me, personally appeared Kevin Angelsey, 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.

[Signature]  
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.