

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

ENT 84982 : 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



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.: 19:042:0043 and 19:042:0054 (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: KE
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

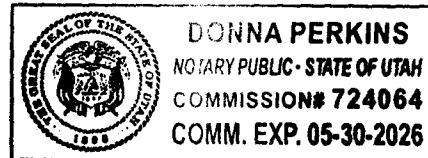


EXHIBIT A
Legal Description

Proposed BROADVIEW SHORES P.U.D. PHASE 9, being more particularly described as follows:

A portion of the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located on the northerly Subdivision line of Broadview Shores Phase 6 P.U.D. recorded as Entry No. 69903:2023 on file with the Utah County Recorder's Office, said point being N0°36'48"W 527.26 feet along the Section line and S89°23'12"W 2,014.71 feet from the East Quarter Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, running thence along said subdivision line the following seven (7) courses: (1) N88°54'59"W 50.90 feet; thence (2) S01°05'01"W 9.73 feet; thence (3) S89°53'00"W 216.09 feet; thence (4) S89°15'01"W 60.00 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 470.00 feet (radius bears: S88°25'06"W) a distance of 6.82 feet through a central angle of 00°49'55" Chord: S01°09'57"E 6.82 feet; thence (6) S00°44'59"E 27.41 feet; thence (7) West 117.57 feet to the easterly deed line of a Warranty Deed recorded as Entry No. 102276:2018 of official records; thence along said deed line Northwesterly along the arc of a non-tangent curve to the left having a radius of 775.00 feet (radius bears: S76°09'39"W) a distance of 436.12 feet through a central angle of 32°14'34" Chord: N29°57'38"W 430.39 feet; thence N36°34'16"E 114.68 feet; thence N17°47'12"E 104.96 feet; thence N00°07'00"W 99.50 feet; thence N89°52'58"E 165.48 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 470.00 feet (radius bears: N77°19'28"W) a distance of 42.05 feet through a central angle of 05°07'36" Chord: N10°06'44"E 42.04 feet; thence S78°47'44"E 60.11 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 530.00 feet (radius bears: N82°02'12"W) a distance of 30.01 feet through a central angle of 03°14'38" Chord: S09°35'07"W 30.00 feet; thence N89°53'00"E 269.50 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 170.00 feet (radius bears: S74°28'38"W) a distance of 30.16 feet through a central angle of 10°09'51" Chord: N20°36'17"W 30.12 feet; thence N74°28'38"E 60.70 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S66°58'57"W) a distance of 17.54 feet through a central angle of 04°22'11" Chord: S20°49'57"E 17.54 feet; thence S00°45'11"E 649.31 feet to the point of beginning.