

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

ENT 92087:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 30 04:37 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.:

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah corporation aka Ivory Land Corp.

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.: 19-043-0083, 19-043-0082, 19-043-0083 (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 12/30/24.

Ivory Land Corporation, a Utah corporation

[Signature]
By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of December, 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, a Utah corporation.

[Signature]
Notary Public

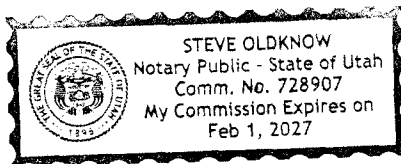


EXHIBIT A
PROPERTY DESCRIPTION

A part of the Northeast quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo City, Utah County, Utah, being more particularly described as follows:

Beginning at a point being North 0°36'48" West 105.61 feet along the Section line from the East quarter corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian; running thence South 89°13'49" West 559.91 feet to and along Broadview Shores P.U.D. Phase 1, according to the official plat thereof recorded February 18, 2016 as Entry No. 13522:2016 in the Utah County Recorder's Office: thence North 00°40'48" West 196.97 feet; thence North 04°38'34" East 81.27 feet; thence North 00°40'48" West 67.14 feet; thence North 02°57'00" East 60.00 feet; thence North 87°03'00" West 40.16 feet; thence North 02°57'00" East 95.00 feet to the Southerly boundary line of Broadview Shores P.U.D. Phase 3B, according to the official plat thereof recorded February 22, 2019 as Entry No. 14830:2019 in the Utah County Recorder's Office; thence along said plat South 87°03'00" East 584.35 feet to said aforementioned Section Line; thence along the Section Line South 00°36'48" East 464.39 feet to the point of beginning.