

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



File No.: 169785-TOF

SPECIAL WARRANTY DEED

Ivory Jones Holdings, LLC, a Utah limited liability company,

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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-251-004 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11/13/23.

Ivory Jones Holdings, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On November 13, 2023, 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/she/they executed the same on behalf of Ivory Jones Holdings, LLC, a Utah limited liability company.

[Signature]
Notary Public



EXHIBIT A Legal Description

Proposed DRY CREEK HIGHLANDS PHASE 1-B SUBDIVISION, being more particularly described as follows:

A part of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in The City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly boundary line of that Special Warranty Deed recorded December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the Salt Lake County Recorder's Office; said point being N0°08'42"E 1,363.43 feet along the section line and N89°51'18"W 997.02 from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly boundary line of said Special Warranty Deed S00°08'20"W 83.00 feet; thence N89°51'40"W 118.64 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 65.00 feet (radius bears: N40°31'56"W) a distance of 46.13 feet through a central angle of 40°39'48" Chord: S69°47'58"W 45.17 feet; thence N89°52'08"W 397.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: S45°08'06"W 21.21 feet; thence S00°08'20"W 174.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'27" Chord: S44°51'53"E 21.21 feet; thence S89°52'07"E 396.99 feet; thence along the arc of a curve to the right with a radius of 65.00 feet a distance of 54.09 feet through a central angle of 47°40'59" Chord: S66°01'37"E 52.55 feet; thence N47°48'52"E 10.00 feet; thence S89°51'40"E 105.55 feet to the westerly boundary line of said Special Warranty Deed; thence S00°08'20"W 977.78 feet; thence N89°46'19"W 391.71 feet; thence N15°11'00"E 10.38 feet; thence N00°08'20"E 66.99 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N89°52'35"W) a distance of 23.54 feet through a central angle of 89°52'50" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°14'38"E) a distance of 23.59 feet through a central angle of 90°07'16" Chord: N45°11'00"E 21.23 feet; thence N00°08'20"E 154.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'39" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°13'41"E) a distance of 23.59 feet through a central angle of 90°05'21" Chord: N45°11'00"E 21.23 feet; thence N00°08'20"E 154.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'39" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°13'41"E) a distance of 23.59 feet through a central angle of 90°05'21" Chord: N45°11'00"E 21.23 feet; thence S89°43'06"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance of 23.54 feet through a central angle of 89°54'39" Chord: S44°49'00"E 21.20 feet; thence S89°46'19"E 82.07 feet; thence N00°08'20"E 331.89 feet; thence N89°52'07"W 82.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'33" Chord: S45°08'07"W 21.21 feet; thence N89°52'22"W 50.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N89°51'40"W) a distance of 23.56 feet through a central angle of 90°00'27" Chord: N44°51'53"W 21.21 feet; thence N89°52'07"W 233.97 feet; thence N00°07'53"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°08'11"E) a distance of 23.56 feet through a central angle of 89°59'51" Chord: N45°08'16"E 21.21 feet; thence N00°08'20"E 174.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'28" Chord: N44°51'54"W 21.21 feet; thence N00°08'37"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°07'52"E) a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'25"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance

of 23.56 feet through a central angle of 90°00'28" Chord: S44°51'54"E 21.21 feet; thence S89°52'08"E 155.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'25"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance of 23.56 feet through a central angle of 90°00'28" Chord: S44°51'54"E 21.21 feet; thence S89°52'08"E 81.00 feet; thence N00°08'20"E 83.00 feet; thence S89°52'08"E 96.00 feet; thence S00°08'20"W 34.30 feet; thence S89°51'40"E 146.00 feet to the point of beginning.

AND

Proposed DRY CREEK HIGHLANDS PHASE 1-C SUBDIVISION, being more particularly described as follows:

A part of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in The City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly boundary line of that Special Warranty Deed recorded December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the Salt Lake County Recorder's Office; said point being N0°08'42"E 1280.43 feet along the section line and N89°51'18"W 997.01 from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly boundary line of said Deed S00°08'20"W 234.21 feet; ; thence N89°51'40"W 105.55 feet; thence S47°48'52"W 10.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 65.00 feet a distance of 54.09 feet through a central angle of 47°40'59" Chord: N66°01'37"W 52.55 feet; thence N89°52'07"W 396.99 feet; thence Northwesterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'27" Chord: N44°51'53"W 21.21 feet; thence N00°08'20"E 174.00 feet; thence Northeasterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'08"E 397.01 feet; thence Easterly along the arc of a curve to the left having a radius of 65.00 feet a distance of 46.13 feet through a central angle of 40°39'48" Chord: N69°47'58"E 45.17 feet; thence S89°51'40"E 118.64 feet to the point of beginning.

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

14459018 B: 11614 P: 3510 Total Pages: 3
11/04/2025 12:34 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 194387-TOF

SPECIAL WARRANTY DEED

Ivory Jones Holdings, LLC, a Utah limited liability company,

GRANTOR(S), of , State of , 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-251-017 and 26-03-251-019 (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 11/03/2025.

Ivory Jones Holdings, LLC, a Utah limited liability company

By: [Signature]
Name: Kevin Anglesey
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 3rd day of November, 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 Jones Holdings, LLC, a Utah limited liability company.

[Signature]
Notary Public

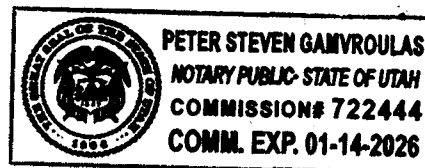


EXHIBIT A
Legal Description

Proposed DRY CREEK HIGHLANDS PHASE 3, being more particularly described as follows:

A part of the Northeast quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on Westerly line of Dry Creek Highlands Phase 1-A Subdivision, according to the official plat thereof recorded February 27, 2023 as Entry No. 14075926 in Book 2023P at Page 42 in the Salt Lake County Recorder's Office, said point being South 00°08'42" West 721.94 feet along the Section line and North 89°51'18" West 1,282.51 feet from the Northeast corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence along said plat the following five (5) courses: (1) South 08°58'57" East 104.41 feet; thence (2) South 81°01'03" West 23.43 feet; thence (3) South 08°58'57" East 131.00 feet; thence (4) South 11°08'35" East 149.50 feet; thence (5) South 00°08'20" West 226.00 feet to and along Dry Creek Highlands Phase 1-B Subdivision, according to the official plat thereof recorded February 23, 2024 as Entry No. 14207730 in Book 2024P at Page 45 in the Salt Lake County Recorder's Office; thence along said Dry Creek Highlands Phase 1-B the following eight (8) courses: thence (1) North 89°52'08" West 81.00 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'28" Chord: North 44°51'54" West 21.21 feet; thence (3) North 89°52'25" West 50.00 feet; thence (4) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 89°51'40" West) a distance of 23.56 feet through a central angle of 89°59'32" Chord: South 45°08'06" West 21.21 feet; thence (5) North 89°52'08" West 155.00 feet; thence (6) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'28" Chord: North 44°51'54" West 21.21 feet; thence (7) North 89°52'25" West 50.00 feet; thence (8) South 00°08'20" West 60.24 feet; thence North 82°01'01" West 96.91 feet; thence North 00°08'20" East 77.00 feet; thence North 02°16'47" West 78.47 feet; thence North 28°11'33" West 77.90 feet; thence North 35°32'53" West 91.98 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 275.00 feet (radius bears: North 27°06'11" West) a distance of 36.08 feet through a central angle of 07°30'59" Chord: South 66°39'19" West 36.05 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 21.98 feet through a central angle of 83°57'58" Chord: South 28°25'50" West 20.07 feet; thence South 76°26'51" West 50.00 feet; thence North 13°33'09" West 2.65 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 20.99 feet through a central angle of 80°10'08" Chord: North 53°38'13" West 19.32 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 275.00 feet a distance of 38.09 feet through a central angle of 07°56'07" Chord: North 89°45'14" West 38.06 feet; thence North 04°12'50" East 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 225.00 feet (radius bears: North 04°12'50" East) a distance of 24.55 feet through a central angle of 06°15'07" Chord: South 88°54'43" East 24.54 feet; thence North 02°02'17" West 171.80 feet; thence North 85°12'15" East 86.97 feet; thence North 67°52'16" East 228.68 feet; thence North 81°01'03" East 357.61 feet to the point of beginning.