

Mail Recorded Deed and Tax Notice To:  
Vantaggio Gablers Towns, LLC  
978 Woodoak Lane  
Salt Lake City, UT 84117

14057675 B: 11393 P: 5518 Total Pages: 2  
12/29/2022 01:18 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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## SPECIAL WARRANTY DEED

Ivory Development, LLC

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Vantaggio Gablers Towns, 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:

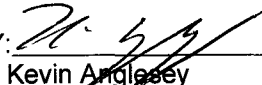
Lots 423 through 462, inclusive, GABLER'S GROVE TOWNHOMES PHASE 3, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder

**TAX ID NO.:** 14-21-376-060 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations, and easements of record; and all applicable zoning laws and ordinances.

Dated this 29 day of December, 2022.

Ivory Development, LLC, a Utah Limited Liability Company

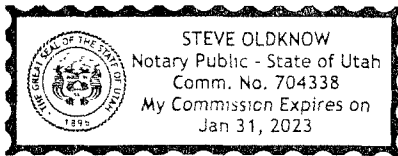
BY:   
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29 day of December, 2022, 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 Development, LLC, a Utah Limited Liability Company.

  
Notary Public



Mail Recorded Deed and Tax Notice To:  
Vantaggio Gablers Towns, LLC  
978 Woodoak Lane  
Salt Lake City, UT 84117

14052413 B: 11390 P: 6337 Total Pages: 2  
12/13/2022 01:27 PM By: tpham Fees: \$112.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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## SPECIAL WARRANTY DEED

Ivory Development, LLC

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Vantaggio Gablers Towns, 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:

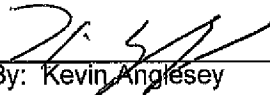
Lots 463 through 508, inclusive, GABLER'S GROVE TOWNHOMES PHASE 4, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder

**TAX ID NO.:** 14-21-376-011 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations, and easements of record; and all applicable zoning laws and ordinances.

Dated this 13 day of December 2022.


Ivory Development, LLC

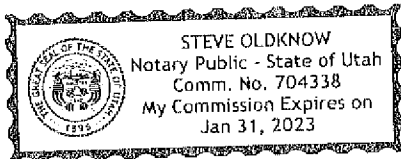
  
By: Kevin Anglesey

STATE OF UTAH

COUNTY OF SALT LAKE

On ~~July~~ <sup>DEC</sup> 13, 2022, before me, a notary public, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he executed the same for its stated purpose on behalf of **Ivory Development, LLC**.

  
Notary Public



14056942 B: 11393 P: 1095 Total Pages: 2  
12/28/2022 09:52 AM By: SCalderon Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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Ivory Development, LLC  
978 Woodoak Lane  
Salt Lake City, Utah 84117

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## SPECIAL WARRANTY DEED

### IVORY LAND 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

**Vantaggio Gablers Towns, 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 attached Exhibit A**

**Parcel No. 14-21-376-060**

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 27 day of December, 2022.


Ivory Land Corporation

  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 27 day of December, 2022, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public

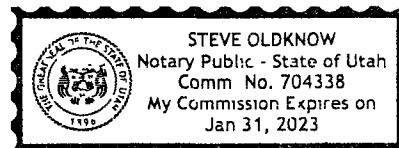


Exhibit A

**LEGAL DESCRIPTION  
PREPARED FOR  
*Gablers Grove*  
Magna Metro Township, UTAH  
December 27, 2022  
22-0291  
JPW**

***Gablers Grove Phase 5 Townhomes***

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder, located in in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point located S89°54'03"W 627.98 feet along the Section line and N00°05'57"W 880.48 feet from the South1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence West 418.00 feet; thence 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°00'00" Chord: N45°00'00"W 21.21 feet; thence West 50.00 feet; thence North 164.00 feet; thence East 61.30 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N72°32'34"W) a distance of 4.32 feet through a central angle of 04°56'52" Chord: N14°59'00"E 4.32 feet; thence East 158.09 feet; thence North 209.01 feet to the northerly boundary of said Special Warranty Deed Entry No. 13423030; thence along said Deed S54°53'20"E 320.89 feet; thence South 207.62 feet to the point of beginning.

Contains: 118,057 square feet or 2.71 acres+/-