

WHEN RECORDED, MAIL TO  
AND MAIL TAX NOTICES TO:  
The Tom L. Martin Trust  
4658 W. 5215 S.  
Kearns, UT 84118

Space above for County Recorder's use  
Parcel I.D. # 14-23-399-001-0000

## QUIT-CLAIM DEED

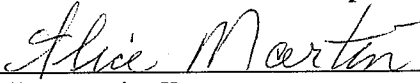
**Alice Martin, Trustee of the Alice Martin Trust dated April 9, 1997 ("Grantor")**, of 4646 W. 5215 S. Kearns, UT 84118, hereby QUIT CLAIMs to **Tom L. Martin, Trustee of The Tom L. Martin Trust**, dated March 20, 2024, ("Grantee"), of 4658 W. 5215 S., Kearns, UT 84118, for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the property in Salt Lake County, State of Utah described as the following:

BEG AT S 1/4 COR SEC 23, T1S, R2W, SLM; W 195 FT; N 503 FT; E 195 FT; S 503 FT TO BEG. ALSO, BEG AT NE COR OF NW 1/4 OF SEC 26, T1S, R2W, SLM; S 0°04'54" E 125.17 FT TO N'LY LINE OF 2700 S STREET; S 69°49'12" W 25.56 FT; N 0°04'54" W 133.95 FT; N 89°54'40" E 24 FT TO BEG. 2.70 AC M OR L. 5536-2807 5596-2251 5879-1488 6093-0758 6540-0541 7919-0019 8255-2075

Property address: 6002 Parkway Blvd., West Valley City, UT 84120  
Parcel I.D.: 14-23-399-001-0000

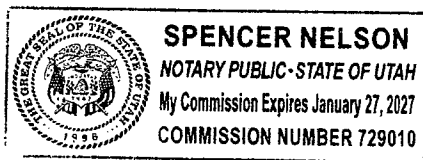
WITNESS the hands of said Grantor this 20<sup>th</sup> day of March, 2024.

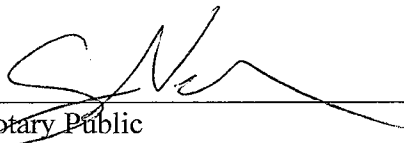
**Alice Martin Trust dated April 9, 1997**

  
\_\_\_\_\_  
Alice Martin, Trustee

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE    )

On the 20<sup>th</sup> day of March, 2024, personally appeared before me **Alice Martin**, the signer of the within instrument, who duly acknowledged to me that she executed the same as Trustee of the **Alice Martin Trust dated April 9, 1997**.



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

Mail Recorded Deed & Tax Notice To:  
Tom L. Martin, Trustee of the Tom L. Martin Trust, dated March 20, 2024  
4658 W. 5215 S.  
Kearns, UT 84118



File No.:

## QUITCLAIM DEED

**Ivory Land Corporation,**  
**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby quitclaims to  
**Tom L. Martin, Trustee of the Tom L. Martin Trust, dated March 20, 2024,**

**GRANTEE(S)**, of Kearns, 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.:** 14-23-451-003 (for reference purposes only)

Dated this October 11, 2024

Ivory Land Corporation

  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 11 day of October, 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.

  
Notary Public

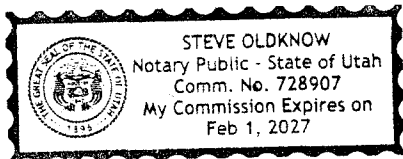


EXHIBIT A

A TRACT OF LAND BEING A PART OF PARCEL A OF THE WALLACE STEGNER ACADEMY SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

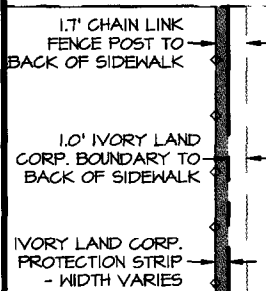
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 89°55'23" WEST 2640.58 FEET (BASIS OF BEARINGS); RUNNING THENCE NORTH 00°05'37" EAST 510.36 FEET ALONG THE QUARTER SECTION LINE TO THE NORTH LINE OF SAID WALLACE STEGNER SUBDIVISION; THENCE EAST 56.70 FEET ALONG SAID NORTH LINE TO AN EXISTING 6-FOOT-TALL CHAIN LINK FENCE; THENCE ALONG SAID CHAIN LINK FENCE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°10'15" WEST 216.19 FEET TO AN ANGLE POINT IN SAID FENCE; (2) SOUTH 05°33'16" WEST 9.88 FEET TO AN ANGLE POINT IN SAID FENCE; (3) SOUTH 07°55'58" WEST 10.29 FEET TO AN ANGLE POINT IN SAID FENCE; (4) SOUTH 11°39'28" WEST 11.53 FEET TO AN EXISTING 4-FOOT-TALL VINYL FENCE; THENCE ALONG SAID VINYL FENCE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°44'34" WEST 41.06 FEET TO AN ANGLE POINT IN SAID FENCE; (2) SOUTH 07°51'34" WEST 42.23 FEET TO AN ANGLE POINT IN SAID FENCE; (3) SOUTH 00°44'29" EAST 234.81 FEET TO A VINYL FENCE POST AND GATE; (4) SOUTH 88°25'58" WEST 8.38 FEET ALONG SAID GATE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26. THENCE NORTH 00°04'54" WEST 13.82 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 15,830 SQUARE FEET OR 0.363 ACRES MORE OR LESS

IVORY LAND CORPORATION  
14-23-400-061

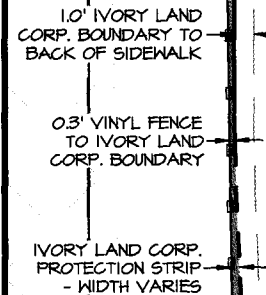
IVORY LAND CORPORATION  
14-23-400-062

**DETAIL A**



TOM L MARTIN  
TRUST 03/20/2024  
14-23-349-001

**DETAIL B**



4' VINYL FENCE

SOUTHWEST CORNER  
SEC. 23, T15, R24  
(BRASS CAP)

(BASIS OF BEARINGS - QUARTER SEC. LINE)  
S 84°55'23" W 2640.56 MEAS.  
(S 84°54'40" W 2641.45' ARP)

POINT OF BEGINNING  
(SOUTH 1/4 CORNER  
SEC. 23, T15, R24  
BRASS CAP)

N 0°04'54" W  
13.82'

S 88°25'58" W  
8.38'

MAGNA WATER DISTRICT  
14-26-126-011

IVORY LAND CORP.  
14-26-202-007  
**PARKWAY BOULEVARD**

EAST 56.10'

QUARTER SEC. LINE  
N 0°05'31" E 2654.44 MEAS.  
(N 0°05'00" E 2659.86' ARP)

1.7' CHLK FP TO BH

NEH 6' CHAIN LINK FENCE

PARCEL A

PROTECTION STRIP (SEE DETAIL A)

1.4' VFP TO BH

S 7°53'4" W  
42.23'

N 89°44'34" W  
41.06'

S 5°33'16" W  
9.28'

S 7°55'58" W  
10.29'

S 11°39'28" W  
11.53'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

S 0°44'24" E  
234.81'

**PARCEL TO TOM L MARTIN  
TRUST 03/20/2024**  
15,830 SQ. FT.  
0.363 ACRES

HALLACE STEGNER ACADEMY

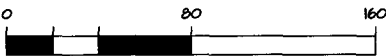
WALLACE STEGNER SUBDIVISION

WALLACE STEGNER ACADEMY  
14-23-451-005

**REMAINDER PARCEL  
IVORY LAND CORP.**  
5,530 SQ. FT.  
0.127 ACRES

WALLACE STEGNER ACADEMY  
14-26-202-009

IVORY LAND CORP.  
14-26-202-007



HORIZONTAL SCALE: 1"=80'



177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054

**IVORY LAND  
CORPORATION**

PARCELS: 14-23-451-003 AND 14-26-202-0007  
WEST VALLEY CITY, UTAH

DEED EXHIBIT

DATE: 10/4/2024  
PROJECT: 24-213  
MANAGER: B.R.B.

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM