

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

## 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

**IVORY JONES HOLDINGS, 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. 26-03-251-002**

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

Dated this 27 day of December, 2021.

Ivory Land Corporation, a Utah corporation



By: Kevin Anglesey  
Its: Secretary

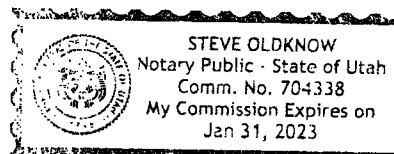
State of Utah

County of Salt Lake

On the 27 day of December, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah 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 PROPERTY DESCRIPTION**

A portion of the Northeast quarter and the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'20" East along the section line 678.27 feet and South 854.94 feet from the North quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 00°08'45" East along the section line between the West quarter corner and the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence North 80°08'33" East 167.15 feet; thence North 72°08'37" East 182.49 feet; thence North 71°20'42" East 119.67 feet; thence North 79°25'48" East 112.28 feet; thence North 84°49'36" East 146.34 feet; thence North 81°51'53" East 83.27 feet; thence North 72°50'29" East 104.75 feet; thence North 72°02'26" East 114.54 feet; thence North 79°28'40" East 64.39 feet; thence North 72°57'14" East 135.48 feet; thence North 72°35'40" East 182.02 feet; thence North 72°34'13" East 483.09 feet; thence South 89°44'17" East 72.43 feet to that real property as described by Final Order of Condemnation and Judgement of Just Compensation recorded as Entry No. 10059359 in Book 9446 at Page 8356 of the official records of Salt Lake County; thence along said real property the following 3 (three) courses: 1) South 00°35'22" East 195.05 feet; 2) thence along the arc of a curve to the left with a radius of 5,045.00 feet a distance of 279.37 feet through a central angle of 03°10'22" chord: South 02°10'33" East 279.33 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 4,955.00 feet a distance of 201.23 feet through a central angle of 02°19'37" chord: South 02°35'56" East 201.21 feet to the Northeast corner of that real property as described by Special Warranty Deed recorded as Entry No. 12424987 in Book 10506 at Page 4907 of the official records of Salt Lake County; thence along said deed the following 2 (two) courses: 1) North 89°46'19" West 950.17 feet; 2) South 00°08'20" West 1,605.00 feet to the quarter section line; thence North 89°46'19" West along the quarter section line 1,752.10 feet; thence North 00°07'23" East 250.41 feet; thence along the arc of a curve to the right with a radius of 1,035.00 feet a distance of 678.70 feet through a central angle of 37°34'18" chord: North 18°54'32" East 666.60 feet; thence North 37°41'41" East 629.84 feet; thence along the arc of a curve to the left with a radius of 965.00 feet a distance of 448.72 feet through a central angle of 26°38'33" chord: North 24°22'25" East 444.69 feet to the point of beginning. (aka Jones Ranch takedown #1)

### **Less and excepting the following:**

A portion of the Northeast quarter and the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'20" East along the Section line 193.38 feet and South 1,765.69 feet from the North quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 00°08'45" East along the section line between the West quarter corner and the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence South 58°53'46" East 632.18 feet; thence South 37°41'41" West 118.95 feet; thence along the arc of a curve to the left with a radius of 337.00 feet a distance of 220.94 feet through a central angle of 37°33'47" Chord: South 18°54'47" West 217.00 feet; thence South 00°07'53" West 169.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'15" Chord: South 45°12'01" West 21.24 feet; thence North 89°43'51" West 598.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.53 feet through a central angle of 89°51'45" Chord: North 44°47'59" West 21.19 feet; thence North 00°07'53" East 168.32 feet;

thence along the arc of a curve to the right with a radius of 965.00 feet a distance of 632.66 feet through a central angle of  $37^{\circ}33'47''$  Chord: North  $18^{\circ}54'47''$  East 621.39 feet; thence North  $37^{\circ}41'41''$  East 46.39 feet to the point of beginning.

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

14137976 B: 11436 P: 8857 Total Pages: 3  
08/07/2023 03:16 PM By: avice 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



File No.: 169636-DMF

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## **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 Jones Holdings, 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.:** 26-03-200-006 and 26-03-200-007 (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 4 day of August, 2023.

Ivory Land Corporation, a Utah corporation

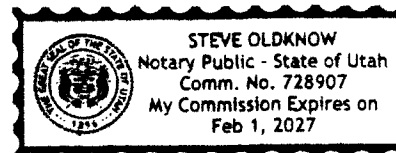
BY: [Signature]  
Kevin Anglesey  
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 4 day of August, 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 Land Corporation, a Utah corporation.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

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

Beginning at a point located on the Section line between the Northeast Corner and North Quarter Corner of said Section 3, said point also being located on the westerly Right-of-way of 6400 West Street, said point also being N89°51'20"W 123.80 feet along the section line from the Northeast Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence along said Right-of-way the following three (3) courses: (1) S00°08'33"W 44.94 feet; thence (2) southeasterly along the arc of a non-tangent curve to the right having a radius of 50.00 feet a distance of 77.90 feet through a central angle of 89°16'13" Chord: S45°13'28"E 70.26 feet; thence (3) S00°35'22"E 270.93 feet to a point on the northerly boundary line of a Special Warranty Deed recorded as Entry No. 13857213 in Book 11287 at Page 9740 on December 28, 2021 in the office of the Salt Lake County Recorder; thence along said Deed the following fifteen (15) courses: thence (1) N89°44'17"W 72.43 feet; thence (2) S72°34'13"W 483.09 feet; thence (3) S72°35'40"W 182.02 feet; thence (4) S72°57'14"W 135.48 feet; thence (5) S79°28'40"W 64.39 feet; thence (6) S72°02'26"W 114.54 feet; thence (7) S72°50'29"W 104.75 feet; thence (8) S81°51'53"W 83.27 feet; thence (9) S84°49'36"W 146.34 feet; thence (10) S79°25'48"W 112.28 feet; thence (11) S71°20'42"W 119.67 feet; thence (12) S72°08'37"W 182.49 feet; thence (13) S80°08'33"W 167.15 feet; thence (14) Southwesterly along the arc of a non-tangent curve to the right having a radius of 965.00 feet (radius bears: N78°56'52"W) a distance of 448.72 feet through a central angle of 26°38'33" Chord: S24°22'25"W 444.69 feet; thence (15) S37°41'41"W 361.23 feet; thence North 97.78 feet; thence along the arc of a curve to the right with a radius of 535.00 feet a distance of 335.61 feet through a central angle of 35°56'34" Chord: N17°58'17"E 330.14 feet; thence N35°56'34"E 307.70 feet; thence S85°55'08"W 382.44 feet; thence N00°08'40"E 913.39 feet to the section line; thence along said section line S89°51'20"E 2,347.75 feet to the point of beginning.