

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

ENT 57424:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Aug 26 09:54 AM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



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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

**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.:** 58-005-0137 (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 August 23, 2024

Ivory Land Corporation

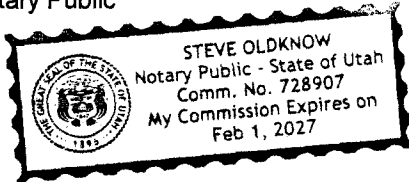
[Signature]  
By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 23 day of August, 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.

[Signature]  
Notary Public



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

A part of the Southeast Quarter Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a northwesterly corner of Holbrook Place Phase 10, recorded as Entry #547:2024 on January 4, 2024 on file with the Utah County Recorder's Office, said point also being located N0°07'50"E 1818.50 feet along the Section Line and N89°52'10"W 630.53 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base & Meridian; running thence along the westerly subdivision line of said Holbrook Place Phase 10 the following three (3) courses: (1) S41°50'03"W 177.98 feet; thence (2) S48°09'57"E 15.07 feet; thence (3) S41°50'03"W 147.54 feet to the westerly subdivision line of Holbrook Place Phase 9 recorded as Entry #79999:2022 on July 12, 2022 of official records; thence along said subdivision the following five (5) courses: (1) N56°03'59"W 227.67 feet; thence (2) S00°09'03"W 33.38 feet; thence (3) N89°50'57"W 176.00 feet; thence (4) S00°09'03"W 38.74 feet; thence (5) N89°50'57"W 120.00 feet; thence N00°09'03"E 859.65 feet; thence S46°05'51"E 955.84 feet to the point of beginning.

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

ENT 84981:2025 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Oct 30 04:46 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



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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 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.:** 58:005:0142 (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 30 day of October, 2025.

Ivory Land Corporation, a Utah corporation

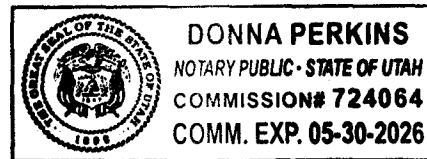
By: [Signature]  
Name: Kevin Angelsey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 30 day of October, 2025, before me, personally appeared Kevin Angelsey, 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**  
**Legal Description**

Proposed HOLBROOK PLACE PHASE 12, being more particularly described as follows:

A part of the Southeast 1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°07'50" E 1283.67 feet along the Section line from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence N46°05'51" W 1,829.00 feet; thence N00°09'03" E 105.00 feet to the southerly line of a Warranty Deed recorded as Entry No. 126092:2022 on December 20, 2022 in the Utah County Recorder's Office; thence along said deed line N89°49'42" E 736.20 feet; thence S35°38'22" E 11.24 feet; thence S00°29'44" W 447.41 feet; thence S41°39'46" E 223.48 feet; thence N86°09'26" E 197.54 feet; thence N45°06'56" E 198.07 feet; thence N12°39'50" E 436.66 feet to the Section Line; thence along said Section Line S00°07'50" W 1,331.06 feet to the point of beginning.