

14253344 B: 11498 P: 5057 Total Pages: 3
06/18/2024 10:00 AM By: csummers 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

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



File No.: 178831-DMF

WARRANTY DEED

CC Sheep Ranch LLC, a Maryland limited liability company,

GRANTOR(S), of Baltimore, State of Maryland, hereby Conveys and Warrants 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.: 28-11-251-002 (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 14th day of June, 2024.

CC Sheep Ranch LLC, a Maryland limited
liability company

BY: BL
Brandon M. Chasen, Sr.
Manager

STATE OF Maryland
COUNTY OF Baltimore

On this 14th day of June, 2024, before me, personally appeared Brandon M. Chasen, Sr., 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 CC Sheep Ranch LLC, a Maryland limited liability company.

Craig S. Lofton
Notary Public

CRAIG S. LOFTON
Notary Public-Maryland
Baltimore City
My Commission Expires
September 10, 2027

EXHIBIT A
Legal Description

Commencing 50 rods and 10 feet South and 19 rods East of the Northwest corner of the Northeast quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 19 rods; thence South 47 5/8 rods; thence West 19 rods; thence North 47 5/8 rods to the place of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of Little Cottonwood Road.



When recorded mail to:

Ivory Development, LLC,
Att.: Greg Timothy
978 Woodoak Lane
Salt Lake City, Utah 84117

and

Paul Barton, Trustee
3220 East Little Cottonwood Road
Sandy, Utah 84092

BOUNDARY LINE AGREEMENT

THIS AGREEMENT is made and entered into this 1 day of APRIL, 2025, by and between IVORY DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, hereinafter referred to as "**IVORY**", and Paul Barton and Michelle Barton, or their successors, as Trustee of THE PAUL AND MICHELLE BARTON FAMILY TRUST dated March 29, 2023, as amended, hereinafter referred to as "**BARTON**"

WHEREAS, "IVORY" is the owner of the real property located in Salt Lake County, Utah which is more particularly described in Exhibit "A", which is attached hereto and made a part thereof by this reference; and

WHEREAS, "BARTON" is the owner of the real property located in Salt Lake County, Utah which is more particularly described in Exhibit "B", which is attached hereto and made a part thereof by this reference; and

WHEREAS, ambiguities exist between record deed lines between the respective parcels resulting in overlapping deeds, as disclosed by Record of Survey prepared By McNeil Engineering and certified by Dennis K. Withers, Utah License No.: 6135190 and filed with the Salt Lake County Surveyors office as: S2022-020064; and

WHEREAS, ambiguities exist between record deed lines between the respective parcels resulting in overlapping deeds, as disclosed by Record of Survey prepared By Benchmark Civil and certified by Brian A. Linam, Utah License No.: 7240531 and filed with the Salt Lake County Surveyors office as: S2022-05-0258; and

WHEREAS, the parties desire to establish a definitive boundary line between their separate properties, hereinafter referred to as the "AGREED UPON LINE" more particularly described in exhibit "C", which is attached hereto and made a part thereof by this reference. Said agreed upon line being the East line of Little Cottonwood Estates Subdivision (*recordation pending*) prepared by McNeil Engineering and certified by Dennis K. Withers, PLS, Utah License No. 6135190, dated March 24, 2025.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. That the boundary lines between the properties of the parties hereto shall be the “AGREED UPON LINE” described in Exhibits “C”.
2. “IVORY” does by these presents Quit-Claim to “BARTON” all rights, title and interests that he/she/they may have in and to the property situate and lying Easterly of the boundary line described in Exhibit “C”.
3. “BARTON” does by these presents Quit-Claim to “IVORY” all rights, title and interests that he/she/they may have in and to the property situate and lying Westerly of the line described in Exhibit “C”.
4. That the “IVORY” parcel is herein redescribed pursuant to Utah State Code 10-9a524 (5/5/2021) and shown in Exhibit “D” which is attached hereto and made a part thereof by this reference.
5. That the “BARTON” parcel is herein redescribed pursuant to Utah State Code 10-9a524 (5/5/2021) and shown in Exhibit “E” which is attached hereto and made a part thereof by this reference.

The parties agree that this boundary line agreement determining and forever establishing a boundary line between the properties of the parties hereto shall be binding on the heirs, successors, executors, administrators and personal representatives of the parties.

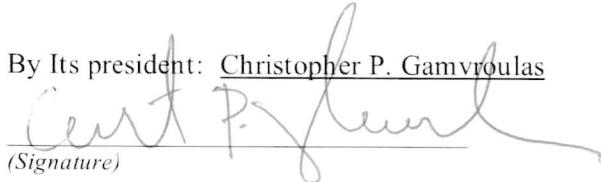
IN WITNESS WHEREOF, the parties have hereto affixed their signatures.

Owner(s) "IVORY"

IVORY DEVELOPMENT, LLC

WITNESS, the hand(s) of said Grantor(s), this 1 day of APRIL, 2025

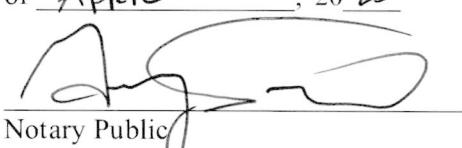
By Its president: Christopher P. Gamvroulas


(Signature)

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

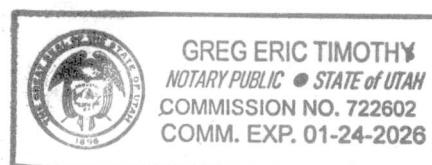
Before me, a Notary Public in and for said County and State, personally appeared Christopher P. Gamvroulas, personally known to me (*or provided to me on the basis of satisfactory evidence*) to be the person whose name is subscribed to the within instrument and acknowledged to me that he is the President of Ivory Development, LLC., a Utah Limited Liability Company and in his authorized capacity, executed the instrument and that by his signature on the instrument the entity upon behalf of which the person acted, executed the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 1 day of APRIL, 2025


Notary Public

GREG ERIC TIMOTHY

Print Name



My County of Residence: Weber

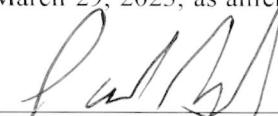
My Commission Expires: 1-24-2026

WITNESS the hand of said grantor(s) this 1 day of April, 2025.

Owner(s) "BARTON"

The Paul and Michelle Barton Family Trust dated March 29, 2023, as amended.

By: Paul Barton, as trustee
(Print)


(signature)

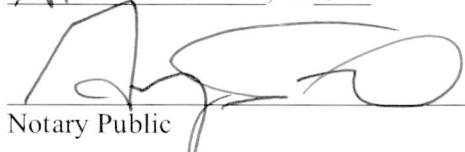
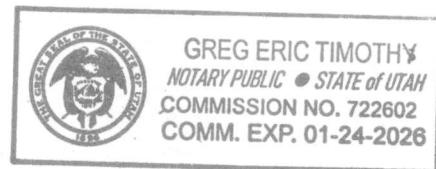
(signature)

By: Michelle Barton, as trustee
(Print)

STATE OF UTAH)
§
COUNTY OF UTAH)
SALT LAKE

On this 1 date of April, 2025 before me, the undersigned Notary Public, Personally appeared Paul Barton and Michelle Barton, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/ affirmed, did say that they are the Trustees of the The Paul and Michelle Barton Family Trust dated March 29, 2023, as amended, and that the forgoing instrument was signed by them on behalf of said Trust and acknowledged to me that said Trust executed the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 1 day of April, 2025


Notary Public
GREG ERIC TIMOTHY
Print Name

My County of Residence: Weber

My Commission Expires: 1-24-2026

Exhibit "A" "IVORY" (Entry No.: 14253344)

Salt Lake County Parcel No.: 28-11-251-002

Commencing 50 rods and 10 feet South and 19 rods East of the Northwest corner of the Northeast quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 19 Rods; thence South 47 5/8 rods; thence West 19 rods; thence North 47 5/8 rods to the place of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of Little Cottonwood Road.

Exhibit "B" "BARTON" (Entry No.: 14087854)

Salt Lake County Parcel No.: 28-11-251-076

Beginning at a point which lies North 00°05'40" East, along the monument line from the center of Section 11 to the monument at the intersection of 3100 East Street and Little Cottonwood Road (which is the basis of bearing) 1,018.88 feet and East 625.32 feet from the center of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 719.62 feet to a point on the Southerly right-of-way line of said Little Cottonwood Road, said point also lies on the arc of a 655.13 feet radius non-tangent curve to the right, center point bears South 16°26'33" West; thence Easterly 34.92 feet along said right-of-way and the arc of said curve (long chord bears South 72°01'50" East 34.91 feet) to a point on the West boundary of the reformed description of the Jane B. Petersen property, said description being described in that certain Decree recorded December 4, 1970, as Entry No. 2361361, in Book 2920 at Page 551 of the official record; thence South 00°03'08" East, along said West boundary of Peterson property, said line being perpendicularly distance 24.00 feet East and running parallel to an existing old fence 194.72 feet to the Southwest corner and the point of beginning of said Peterson property, said point lies East 660.39 feet and North 1533.00 feet (aforesaid Decree call for East 658 feet and North 1533 feet) from the aforesaid center of Section 11; thence East, along the South boundary of said Petersen property 100 feet to the Southeast corner of said Petersen property; thence North 00°03'08" West, along the East boundary of said Petersen property, 149.55 feet to a point on the aforesaid South right-of-way of Little Cottonwood Road, said point also lies on the arc of a 655.15 feet radius non-tangent curve to the right, center bears South 19°29'46" West, thence Easterly 118.47 feet along said right-of-way and the arc of said curve (long chord bears South 55°42'45" East, 118.31 feet); thence South 597.02 feet; thence West 231.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that parcel recorded August 21, 1991 as Entry No. 5114528, in Book 6348 at Page 597, and re-recorded November 13, 1991 as Entry No. 5154652, in Book 6376 at Page 0830, described as follows:

Beginning at a point which lies North 00°05'40" East along the monument line from the center of Section 11 to the monument of the intersection of 3100 East and Little Cottonwood Road (which is the basis of Bearings) 1,391.29 feet and East 658.22 feet

from the center of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North $00^{\circ}03'08''$ West, 139.79 feet to an existing fence corner; thence South $89^{\circ}32'46''$ East along said fence 100.00 feet to an existing fence corner; thence North $00^{\circ}03'08''$ West 152.27 feet to a point on the Southerly Right-of-Way line of said Little Cottonwood Road, said point also lies on the arc of a 635.15 feet radius, non-tangent curve to the right center point bears South $29^{\circ}06'30''$ West; thence Southeasterly 118.47 feet along said Right-of-Way and the arc of said curve (long chord bears South $55^{\circ}42'45''$ East, 118.31 feet); thence South 224.61 feet; thence West 197.48 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that parcel recorded November 27, 1991 as Entry No. 5161393, in Book 6381, at Page 0977, described as follows:

Beginning at a point which lies North $00^{\circ}05'40''$ East along the monument line from the center of Section 11, to the monument of the intersection of 3100 East and Little Cottonwood Road (which is the basis of bearings) 1,391.29 feet and East 658.22 feet from the center of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 197.48 feet; thence South 25.00 feet; thence North $85^{\circ}22'04''$ West 198.119 feet; thence North $00^{\circ}03'08''$ West 9.00 feet to the point of beginning.

Also less and excepting therefrom and portion lying within Little Cottonwood Road.

Exhibit "C" "AGREED UPON LINE"

A common boundary line situate within the Northeast Quarter of Section 11, Township 3 South, Range 1 East, said common boundary line being the East line of proposed Little Cottonwood Estates, as retraced per record of survey filed as S2022-02-0064, on file with the Salt Lake County Surveyors Office, said common boundary line located in Sandy City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at the Southeast corner of that certain tract of land, described in Warranty Deed, recorded November 17, 2021, as Entry No.: 13826798, in Book 11270, at page 5010-5011, of official Salt Lake County Records, said Southeast corner also being the Southeast corner of aforesaid proposed Little Cottonwood Estates Subdivision, said point being South $0^{\circ}05'40''$ West, along the North-South Center Quarter Line, a distance of 1632.91 feet, to a point of intersection with the Westerly projection of the South line of said Little Cottonwood Estates Subdivision, and South $89^{\circ}54'20''$ East, along said South line and the projection thereof a distance of 627.00 feet, from the Salt Lake County brass monument marking the quarter corner common to Sections 2 & 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North $0^{\circ}05'40''$ East, parallel with aforesaid North-South center quarter line, a distance of 718.98 feet, to a point in the South Right-of-Way line of Little Cottonwood Road and a point of termination for this description; said point being South $34^{\circ}21'28''$ East, a distance of 1108.32 feet, from the aforesaid quarter corner common to Sections 2 & 11.

Exhibit "D" "IVORY" (LITTLE COTTONWOOD ESTATE SUBDIVISION)
(Parcel redescribed)

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANDY CITY, COUNTY OF SALT LAKE, STATE OF UTAH , SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED NOVEMBER 17, 2021, AS ENTRY NO.: 13826798, IN BOOK 11270, AT PAGE 5010-5011 OF OFFICIAL SALT LAKE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH $0^{\circ}05'40''$ WEST, ALONG THE NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 856.78 FEET AND SOUTH $89^{\circ}54'20''$ EAST, A DISTANCE OF 313.50 FEET, FROM THE QUARTER CORNER COMMON TO SECTION 2 & 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH $89^{\circ}54'20''$ EAST, A DISTANCE OF 313.50 FEET (*EAST, 19 RODS BY RECORD*); THENCE SOUTH $0^{\circ}05'40''$ WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 776.12 FEET, TO THE NORTH LINE OF THE SPENCER & EMILY MORTENSEN FAMILY TRUST PARCEL, DESCRIBED IN ENTRY NO.: 13206618, AND THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH $89^{\circ}54'20''$ WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN ENTRY NO.: 13206618 AND ENTRY NO.: 7232253, AND THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 313.50 FEET, TO THE SOUTHEAST CORNER OF THE AARON DEAN ANDERSON & DONNA M. ANDERSON FAMILY TRUST PARCEL DESCRIBED IN ENTRY NO.: 11676468; THENCE NORTH $0^{\circ}05'40''$ EAST, ALONG THE EAST LINES OF ENTRY NO.: 11676468, 10847760, AND 1698920, AND THE WEST LINE OF SAID TRACT, A DISTANCE OF 776.12 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 243,310 SQ. FT., OR 5.585 ACRES, IN 12 RESIDENTIAL LOTS.

Exhibit "E" "BARTON"

(Parcel redescribed)

A Parcel of Land situate within the Northeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said parcel being that certain tract of land described in Special Warranty Deed recorded March 30, 2023, as Entry No. 14087854, in Book 11409, at Page 5199 of official Salt Lake County Records, said tract being herein described in accordance with State Code 10-9a524 Effective 5/5/2021, in connection with a boundary line agreement along the West line of said certain tract, and being more particularly described as follows:

Beginning at a point which lies North 00°05'40" East, along the monument line from the center of Section 11 to the monument at the intersection of 3100 East Street and Little Cottonwood Road (Which is the basis of bearing) 1,018.88 feet and South 89°54'20" East, a distance of 627.00 feet (*East, 625.32 feet, by record*) from the center of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 0°05'40" East, along the East line of proposed Little Cottonwood Estates Subdivision and a Boundary line agreement, a distance of 718.98 feet (*North, 719.62 feet, by record*) to a point on the Southeasterly right-of-way line of little Cottonwood Road, said point also lies on the arc of a 655.15 foot radius non-tangent curve to the right (*655.13 foot radius, by record*), center point bears South 16°49'36" West (*South 16°26'33" West, by record*); thence Easterly 31.96 feet, through a central angle of 2°47'41", (*34.91 feet, by record*) along said right-of-way and the arc of said curve [*Long chord bears South 71°46'34" East, 31.95 feet*] (*South 72°01'50" East, 34.91 feet, by record*), to a point if intersection with the Northerly projection of the West boundary of that reformed description of the Jane B. Peterson property, said description being describe in that certain Decree record December 4, 1970, as Entry No. 2361361, in Book 2920 at Page 551 of the official records; thence along the lines retraced by that certain Record of Survey prepared Benchmark Civil, certified by Brian A. Linam, and filed with the Salt Lake County Surveyors Office as S2022-05-0258, and continuing along the lines described in aforesaid Entry No. 14087854, bearing South 0°03'05" East, along said West boundary of Petersen property, said line being perpendicularly distant 24.00 feet East and running parallel to an existing old fence, a distance of 344.54 feet (*345.44 feet, per survey*) thence South 85°22'04" East, a distance of 198.12 feet; thence South, a distance of 348.83 feet (*South 347.41 feet, per said Survey*), more or less to the North line of the Spencer & Emily Mortensen Family Trust Parcel, described in Entry No.: 13206618, of official Salt Lake County records; thence North 89°54'20" West, along said North line, a distance of 229.32 feet, (*West, 231.00 feet, by deed and Survey*) to the point of beginning.

Above described contains: 92,698 Sq. Ft. or 2.128 Acres