

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



File No.: 169785-TOF

SPECIAL WARRANTY DEED

Ivory Jones Holdings, LLC, a Utah limited liability company,

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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-251-004 (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 11/13/23.

Ivory Jones Holdings, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On November 13, 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 Jones Holdings, LLC, a Utah limited liability company.

[Signature]
Notary Public

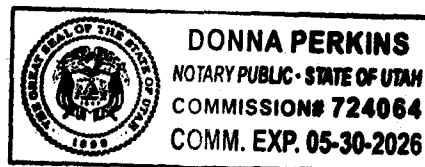


EXHIBIT A Legal Description

Proposed DRY CREEK HIGHLANDS PHASE 1-B SUBDIVISION, being more particularly described as follows:

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

Beginning at a point on the westerly boundary line of that Special Warranty Deed recorded December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the Salt Lake County Recorder's Office; said point being N0°08'42"E 1,363.43 feet along the section line and N89°51'18"W 997.02 from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly boundary line of said Special Warranty Deed S00°08'20"W 83.00 feet; thence N89°51'40"W 118.64 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 65.00 feet (radius bears: N40°31'56"W) a distance of 46.13 feet through a central angle of 40°39'48" Chord: S69°47'58"W 45.17 feet; thence N89°52'08"W 397.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: S45°08'06"W 21.21 feet; thence S00°08'20"W 174.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'27" Chord: S44°51'53"E 21.21 feet; thence S89°52'07"E 396.99 feet; thence along the arc of a curve to the right with a radius of 65.00 feet a distance of 54.09 feet through a central angle of 47°40'59" Chord: S66°01'37"E 52.55 feet; thence N47°48'52"E 10.00 feet; thence S89°51'40"E 105.55 feet to the westerly boundary line of said Special Warranty Deed; thence S00°08'20"W 977.78 feet; thence N89°46'19"W 391.71 feet; thence N15°11'00"E 10.38 feet; thence N00°08'20"E 66.99 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N89°52'35"W) a distance of 23.54 feet through a central angle of 89°52'50" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°14'38"E) a distance of 23.59 feet through a central angle of 90°07'16" Chord: N45°11'00"E 21.23 feet; thence N00°08'20"E 154.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'39" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°13'41"E) a distance of 23.59 feet through a central angle of 90°05'21" Chord: N45°11'00"E 21.23 feet; thence N00°08'20"E 154.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'39" Chord: N44°49'00"W 21.20 feet; thence N00°05'07"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°13'41"E) a distance of 23.59 feet through a central angle of 90°05'21" Chord: N45°11'00"E 21.23 feet; thence S89°43'06"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance of 23.54 feet through a central angle of 89°54'39" Chord: S44°49'00"E 21.20 feet; thence S89°46'19"E 82.07 feet; thence N00°08'20"E 331.89 feet; thence N89°52'07"W 82.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'33" Chord: S45°08'07"W 21.21 feet; thence N89°52'22"W 50.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N89°51'40"W) a distance of 23.56 feet through a central angle of 90°00'27" Chord: N44°51'53"W 21.21 feet; thence N89°52'07"W 233.97 feet; thence N00°07'53"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°08'11"E) a distance of 23.56 feet through a central angle of 89°59'51" Chord: N45°08'16"E 21.21 feet; thence N00°08'20"E 174.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'28" Chord: N44°51'54"W 21.21 feet; thence N00°08'37"E 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°07'52"E) a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'25"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance

of 23.56 feet through a central angle of 90°00'28" Chord: S44°51'54"E 21.21 feet; thence S89°52'08"E 155.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'25"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance of 23.56 feet through a central angle of 90°00'28" Chord: S44°51'54"E 21.21 feet; thence S89°52'08"E 81.00 feet; thence N00°08'20"E 83.00 feet; thence S89°52'08"E 96.00 feet; thence S00°08'20"W 34.30 feet; thence S89°51'40"E 146.00 feet to the point of beginning.

AND

Proposed DRY CREEK HIGHLANDS PHASE 1-C SUBDIVISION, being more particularly described as follows:

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

Beginning at a point on the westerly boundary line of that Special Warranty Deed recorded December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the Salt Lake County Recorder's Office; said point being N0°08'42"E 1280.43 feet along the section line and N89°51'18"W 997.01 from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly boundary line of said Deed S00°08'20"W 234.21 feet; ; thence N89°51'40"W 105.55 feet; thence S47°48'52"W 10.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 65.00 feet a distance of 54.09 feet through a central angle of 47°40'59" Chord: N66°01'37"W 52.55 feet; thence N89°52'07"W 396.99 feet; thence Northwesterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'27" Chord: N44°51'53"W 21.21 feet; thence N00°08'20"E 174.00 feet; thence Northeasterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet; thence S89°52'08"E 397.01 feet; thence Easterly along the arc of a curve to the left having a radius of 65.00 feet a distance of 46.13 feet through a central angle of 40°39'48" Chord: N69°47'58"E 45.17 feet; thence S89°51'40"E 118.64 feet to the point of beginning.

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

14392938 B: 11576 P: 2806 Total Pages: 3
06/04/2025 10:04 AM By: srigby 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



File No.:

SPECIAL WARRANTY DEED

Ivory Jones Holdings, LLC, a Utah limited liability company,

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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-251-013(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 6/13/2025

Ivory Jones Holdings, LLC, a Utah limited liability company

By: [Signature]
Name: Kevin Anglesey
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 3 day of June, 2025, 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 Jones Holdings, LLC, a Utah limited liability company.

[Signature]
Notary Public



EXHIBIT A
Legal Description

A portion of the NE1/4 of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Utah, more particularly described as follows:

Beginning at a point on a westerly line of Dry Creek Highlands Phase 1-B according to the official plat thereof recorded February 23, 2024 as Entry No. 14207730 in Book 2024P at Page 045 in the Salt Lake County Recorder's Office, said point located S00°08'42"W 1634.71 feet along the Section line and N89°51'18"W 1238.96 feet from the Northeast Corner of Section 3, T3S, R2W, SLB&M; running thence along said plat the following ten (10) courses: (1) S00°08'20"W 331.89 feet; thence (2) N89°46'19"W 82.07 feet; thence (3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'39" Chord: N44°49'00"W 21.20 feet; thence (4) N89°43'06"W 50.00 feet; thence (5) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N89°51'37"W) a distance of 23.59 feet through a central angle of 90°05'15" Chord: S45°11'00"W 21.23 feet; thence (6) S00°05'07"W 50.00 feet; thence (7) Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S00°13'41"W) a distance of 23.54 feet through a central angle of 89°54'39" Chord: S44°49'00"E 21.20 feet; thence (8) S00°08'20"W 388.00 feet; thence (9) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.59 feet through a central angle of 90°05'21" Chord: S45°11'00"W 21.23 feet; thence (10) S00°05'07"W 50.00 feet; thence N89°46'19"W 50.90 feet; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 20.90 feet through a central angle of 03°11'36" Chord: N88°10'31"W 20.90 feet; thence N86°34'44"W 12.29 feet; thence N03°25'17"E 53.00 feet; thence N00°08'20"E 795.30 feet to aforesaid Dry Creek Highlands Phase 1-B; thence along said plat the following five (5) courses: (1) S89°52'07"E 81.00 feet; thence (2) 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°00'27" Chord: S44°51'53"E 21.21 feet; thence (3) S89°52'22"E 50.00 feet; thence (4) Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°51'40"E) a distance of 23.56 feet through a central angle of 89°59'33" Chord: N45°08'07"E 21.21 feet; thence (5) S89°52'07"E 82.04 feet to the point of beginning.