

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: 
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.



Notary Public

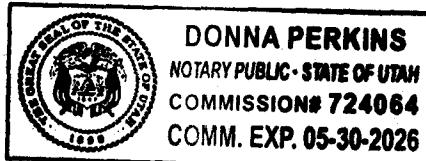


EXHIBIT A

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: 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.

13857213 B: 11287 P: 9740 Total Pages: 3
12/28/2021 11:13 AM By: ggasca Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
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 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

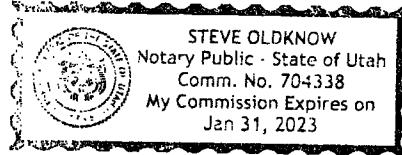


EXHIBIT A **PROPERTY DESCRIPTION**

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°33'47" Chord: North 18°54'47" East 621.39 feet; thence North 37°41'41" East 46.39 feet to the point of beginning.