



\*W3144454\*

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

E# 3144454 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
14-Apr-21 0430 PM FEE \$40.00 DEP DAC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 142537-DMF

---

## WARRANTY DEED

Roger M. Bingham, as Trustee of the Roger M. Bingham Trust dated January 16, 2014

**GRANTOR(S)** of West Haven, State of Utah, 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 **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-075-0030 and 15-075-0008 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 14th day of April, 2021.

Roger M. Bingham Trust dated January 16, 2014

BY: Roger Bingham - trustee  
Roger M. Bingham  
Trustee

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ **DAVIS**

On the 14th day of April, 2021, personally appeared before me Roger M. Bingham, Trustee(s) of Roger M. Bingham Trust dated January 16, 2014, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Krista Allred  
Notary Public



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

That portion of the Northwest quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian; West Haven City, Weber County, Utah described as follows:

Beginning at a point along the North line of the Northwest quarter of said Section 26, North 89°16'49" West 894.45 feet, from the North quarter corner of said Section 26 and running thence South 00°43'47" West 236.48 feet; thence South 89°16'49" East 236.64 feet; thence South 00°48'21" West 641.86 feet; thence North 89°08'47" West 189.99 feet; thence South 00°51'13" West 217.00 feet; thence North 89°08'47" West 471.71 feet; thence North 00°49'47" East 1093.80 feet; thence South 89°16'49" East 76.08 feet; thence South 00°43'11" West 185.00 feet; thence South 89°16'49" East 100.00 feet; thence North 00°43'47" East 185.00 feet; thence South 89°16'49" East 248.36 feet to the point of beginning.