



W3147720

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

E# 3147720 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
26-Apr-21 0348 PM FEE \$40.00 DEP BR
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 142536-DMF

SPECIAL WARRANTY DEED

Tyler Ritchie Bingham

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

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-075-0009 (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 22nd day of April, 2021.

Tyler Ritchie Bingham

Tyler Ritchie Bingham

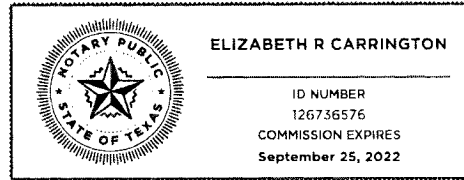
STATE OF Texas

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this : 23 of April, 2021 by Tyler Ritchie Bingham. This act was performed via remote online audio-visual communication.

Elizabeth R Carrington

Notary Public ELIZABETH R CARRINGTON
09/25/2022



126736576

Notarized online using audio-video communication

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 1318.92 feet, from the North quarter corner of said Section 26 and running thence South 00°49'47" West 1093.80 feet; thence South 89°08'47" West 86.29 feet; thence South 00°51'13" West 80.00 feet; thence North 86°51'21" West 50.04 feet; thence North 89°08'47" West 127.00 feet; thence North 00°51'13" East 1171.18 feet; thence South 89°16'49" East 262.83 feet to the point of beginning.