

Recorded at Request of:
ROGER M. BINGHAM
123 2ND AVE. TOWNHOUSE T-7
Salt Lake City, Ut. 84103



W2673646

2673646 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
31-JAN-14 1116 AM FEE \$14.00 DEP TOT
REC FOR: ROGER BINGHAM

WARRANTY DEED

ROGER M. BINGHAM, an unmarried man, of Salt Lake City, Utah, GRANTOR, hereby CONVEYS and WARRANTS to ROGER M. BINGHAM, as Trustee, of the ROGER M. BINGHAM TRUST dated January 16, 2014 Grantees, of Salt Lake City, Utah, for the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the following described properties situated in Weber County, State of Utah, to-wit:

Land Parcel # 15-075-0030 ✓ NP

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 90°00'00" WEST 896.64 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°00'00" EAST 236.64 FEET; THENCE NORTH 90°00'00" EAST 236.64 FEET; THENCE SOUTH 00°00'00" EAST 1743.36 FEET; THENCE NORTH 90°00'00" WEST 660.00 FEET; THENCE NORTH 00°00'00" EAST 1056.00 FEET; THENCE NORTH 90°00'00" EAST 165.00 FEET; THENCE NORTH 00°00'00" EAST 739.00 FEET; THENCE NORTH 90°00'00" EAST 10.00 FEET; THENCE NORTH 00°00'00" EAST 185.00 FEET; THENCE NORTH 90°00'00" EAST 248.36 FEET TO THE POINT OF BEGINNING CONTAINS 1,096,490 SQ. FT. OR 25.172 ACRES MORE OR LESS

Land Parcel # 15-075-0031 ✓ NP

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 90°00'00" WEST 660.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°00'00" EAST 236.64 FEET; THENCE NORTH 90°00'00" WEST 236.64 FEET; THENCE NORTH 00°00'00" EAST 236.64 FEET; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 26 NORTH 90°00'00" EAST 236.64 FEET TO THE POINT OF BEGINNING CONTAINS 56,000 SQ. FT. OR 1.286 ACRES MORE OR LESS

LAND Parcel # 15-075-0008 ✓ NP

Part of the Northwest 1/4 of Section 26, Township 6 North, Range 2 West, Salt Lake Meridian, D.S. Survey, Weber County, State of Utah; Beginning 20 chains East of the Northwest corner of said 1/4 Section; running thence East 75 feet, thence South 185 feet, thence East 90 feet, thence South 739 feet, thence West 165 feet, th. North 924 feet to the place of beginning.

Subject to restrictive covenants and assessments of record.

WITNESS the hand of said GRANTOR this 16th day of January, 2014, at Ogden, Utah.

Roger M. Bingham
ROGER M. BINGHAM

WITNESS: Carol K. Henry

STATE OF UTAH)
 : ss.
County of Weber)

On the 16th of January, personally appeared before me ROGER M. BINGHAM, a single man, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Sherril Strong
NOTARY PUBLIC

RMB



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.