



W3156715

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

E# 3156715 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
27-May-21 0231 PM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION, a Utah 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 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 attached Exhibit A

Parcel Nos. 11-003-0090 and 11-003-0088

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 27th day of MAY, 2021.

Ivory Land Corporation

By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 27th day of MAY, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land 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

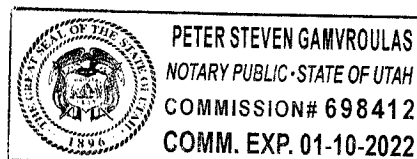


Exhibit A

Proposed WARD FARMS SUBDIVISION PHASE 3, being more particularly described as follows:

A portion of the Southeast quarter of Section 33, Township 7 North, Range 1 West, and a portion of the Northeast quarter of Section 4, Township 6 North, Range 1 West, Salt Lake Base and Meridian, located in North Ogden, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of Fruitland Drive located South 89°58'49" West along the Section line 468.32 feet from the Southeast corner of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian. (Basis of bearing: North 00°05'47" East along the Section line from the Southeast corner to the East quarter corner of said Section 33); thence South 89°58'49" West along the Section line 354.22 feet to the Northwest corner of Deed Entry No. 886873 of the Official Records of Weber County; thence South 00°01'11" East 260.12 feet along said Deed and along the West line of Deed Entry No. 2638803 to the North line of Greenfield Subdivision, Phase 15 as constructed; thence South 89°04'25" West along said plat 81.72 feet; thence South 00°05'15" West along said plat 20.32 feet; thence North 89°54'45" West along said plat 98.39 feet to the Northwest corner of Lot 164 of said Phase 15; thence along the Easterly line of Phase 1, Ward Farms Subdivision, according to the official plat thereof on file in the office of the Weber County Recorder the following four (4) courses and distances: North 00°27'24" West 172.05 feet; thence North 24°08'06" West 65.75 feet; thence North 07°46'22" West 93.04 feet; thence North 00°40'38" East 243.00 feet to the Southwest corner of Lot 210, Phase 2, of said Ward Farms Subdivision; thence along said Phase 2 the following six (6) courses and distances: South 88°57'45" East 99.99 feet; thence South 80°19'26" East 60.69 feet; thence South 89°30'35" East 90.00 feet; thence North 01°02'15" East 100.87 feet; thence North 04°49'09" East 60.19 feet; thence North 01°02'15" East 99.66 feet to the South line of that Real Property described as Entry No. 2647556 of the Official Records of Weber County; thence along said Deed and an existing fence line the following three (3) courses and distances: South 89°01'45" East 188.66 feet; thence South 8.67 feet; thence South 89°01'45" East 163.79 feet to the Westerly line of said Fruitland Drive; thence South 04°15'49" West along said Westerly line 519.98 feet to the point of beginning.