



W3210868

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Salt Lake City, UT 84117

E# 3210868 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
14-Jan-22 1222 PM FEE \$40.00 DEP TH
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 119935-DMF

WARRANTY DEED

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

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

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.: 15-075-0036 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14th day of January, 2022.

Roger M. Bingham Trust dated January 16, 2014

BY: Roger M. Bingham
Roger M. Bingham
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14 day of January, 2022, personally appeared before me Roger M. Bingham, Trustee(s) of Roger M. Bingham Trust dated January 16, 2014, the signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the powers vested in him by the terms of said Trust Agreement.

Jennifer N. Gibson
Notary Public

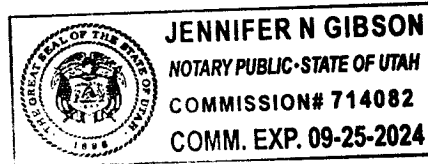


EXHIBIT A
Legal Description

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 1743.56 feet; thence North 90°00'00" West 660.00 feet; thence North 00°00'00" East 1056.0 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.

LESS AND EXCEPTING THEREFROM the following:

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.