

3230138  
BK 7459 PG 1281

E 3230138 B 7459 P 1281-1283  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/28/2020 10:58:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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



File No.: 116386-DMF

---

## WARRANTY DEED

Douglas Bangerter Holdings, LLC

**GRANTOR(S)** of North Logan, 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

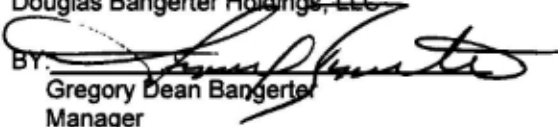
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 03-004-0051, 03-004-0052 and 03-004-0089 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

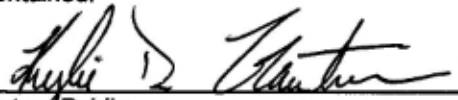
Dated this 27th day of February, 2020.

Douglas Bangerter Holdings, LLC  
BY:   
Gregory Dean Bangerter  
Manager

STATE OF UTAH

COUNTY OF CACHE

On the 27th day of February, 2020, personally appeared before me Gregory Dean Bangerter, who acknowledged himself to be the Manager of Douglas Bangerter Holdings, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



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

PARCEL 1:

Commencing at a point 6.088 chains South from the Northwest corner of Lot 9, of John Allen's Survey of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian which point is 6.35 chains East and North 00°20'00" East 10.262 chains from the Southwest corner of said Southeast quarter of Section 18; and running thence North 00°20'00" East along the West line of said Lot 9, 1.902 chains; thence East 6.57 chains to the West line of Highway No. 1, Davis County; thence South along said West line of Highway 1.902 chains; thence West 6.57 chains to the West line of said Lot 9, or to the point of commencement.

LESS AND EXCEPTING therefrom the following:

Beginning on the Southerly property line of the Grantor's land at a point South 89°47'48" West 1752.87 feet along the Section line; thence South 00°06'42" East 318.63 feet to the monument marking the intersection of 1600 North Street and Main Street; thence South 00°06'42" East 1655.54 feet along the centerline of said Main Street and South 89°53'18" West 444.37 feet along said Southerly property line from the East quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°53'18" West 22.25 feet along said Southerly boundary line; thence North 00°06'42" West 160.56 feet along the Westerly line of said Grantor's land; thence South 26°58'15" East 11.60 feet to the point of tangency with a 160.00 foot radius curve to the right; thence Southerly 75.52 feet along the arc of said curve through a central angle of 27°02'40"; thence South 00°04'25" West 77.41 feet to the point of beginning.

PARCEL 2:

Commencing at a point 3.044 chains South of the Northwest corner of Lot 9, John Allen Survey of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, which point is 6.35 chains East and North 00°20'00" East 13.306 chains from the Southwest corner of the Southeast quarter of said Section 18; and running thence North 00°20'00" East 3.044 chains; thence East 6.57 chains to the West line of Highway No. 1; thence South along said Highway 4.186 chains; thence West 6.57 chains to the West boundary line of said Lot 9; thence along said West line of Lot 9; North 00°20'00" East 1.142 chains to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning on the Southerly property line of the Grantor's land at a point South 89°47'48" West 1752.87 feet along the Section line; thence South 00°06'42" East 318.63 feet to the monument marking the intersection of 1600 North Street and Main Street; thence South 00°06'42" East 1655.54 feet along the centerline of said Main Street and South 89°53'18" West 444.37 feet along said Southerly property line from the East quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°53'18" West 22.25 feet along said Southerly boundary line; thence North 00°06'42" West 160.56 feet along the Westerly line of said Grantor's land; thence South 26°58'15" East 11.60 feet to the point of tangency with a 160.00 foot radius curve to the right; thence Southerly 75.52 feet along the arc of said curve through a central angle of 27°02'40"; thence South 00°04'25" West 77.41 feet to the point of beginning.

PARCEL 3:

Beginning 16.35 chains North and 13.09 chains East from the Southwest corner of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence North 12 feet; thence West 40 feet; thence South 12 feet; thence East 40 feet to the point of beginning.