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BK 7916 PG 1318

E 3446711 B 7916 P 1318-1321
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2021 3:06:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR BARTLETT TITLE INS AGE

RECORDING REQUESTED BY &
WHEN RECORDED, MAIL TO:

Ivory Land Corporation
978 East Woodoak Lane
Salt Lake City, UT 84117

Tax Parcel Nos.: 120880076, 120880106, 120880122, 120880157, 120880111, and 127490109

BT-19622

(space above reserved for Recorder's use only)

SPECIAL WARRANTY DEED

[PN 500-5254]

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole ("Grantor"), whose address is 50 East North Temple, 12th Floor, Salt Lake City, Utah 84150, hereby conveys and warrants against all claiming by, through or under Grantor only, to IVORY LAND CORPORATION, a Utah corporation ("Grantee"), whose address is 978 East Woodoak Lane, Salt Lake City, Utah 84117, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Syracuse, Davis County, Utah (the "Property"):

See legal description on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28 day of December, 2021.

[Signature and Acknowledgment Follow]

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

By: *Brent W. Roberts*
Name: *Brent W. Roberts*
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 28th day of December, 2021, personally appeared before me *Brent W. Roberts*, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for said Corporation, and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Amy M Schaber
Notary Public for the State of Utah



Exhibit "A"

Property Description

The land referred to is located in **Davis** County, State of **Utah**, and is described as follows:

PARCEL 1:

BEGINNING AT A POINT SOUTH 660 FEET ALONG THE SECTION LINE AND WEST 1680.51 FEET TO THE EASTERLY LINE OF HAWTHORN PHASE 1 SUBDIVISION, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE EAST 20.01 FEET; THENCE SOUTH 495 FEET; THENCE WEST 44.15 FEET TO SAID SUBDIVISION LINE; THENCE ALONG LINE 2 COURSES AS FOLLOWS: NORTH 0°07'16" EAST 444.38 FEET AND NORTH 24°58'43" EAST 54.93 FEET TO THE POINT OF BEGINNING.
(12-088-0076)

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS ENTRY NO. 1320193 IN BOOK 2125 AT PAGE 88, SAID POINT BEING SOUTH 660 FEET AND WEST 1653.4 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE EAST 336.837 FEET; THENCE SOUTH 0°07'16" WEST 320.4 FEET; THENCE SOUTH 15°17'12" WEST 28.5 FEET; THENCE SOUTH 0°07'16" WEST 147.10 FEET; THENCE WEST 328.335 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 495.0 FEET TO THE POINT OF BEGINNING.
(12-088-0106)

PARCEL 3:

BEGINNING 40 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE WEST 1118.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 210.6 FEET; THENCE SOUTH 0°07'16" WEST 320.40 FEET; THENCE SOUTH 15°17'12" WEST 28.50 FEET; THENCE SOUTH 0°07'16" WEST 147.10 FEET; THENCE EAST 210.6 FEET; THENCE NORTH 495 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
(12-088-0122)

PARCEL 4:

BEGINNING 40 RODS SOUTH AND WEST 264.00 FEET FROM THE NORTHEAST CORNER SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE WEST 854.62 FEET; THENCE SOUTH 495 FEET TO THE NORTH LINE OF GRANT'S LANE PLANNED RESIDENTIAL UNIT DEVELOPMENT; THENCE EAST 342.725 FEET; THENCE NORTH 0°21'55" WEST 450.35

FEET; THENCE NORTH 89°14'23" EAST 26.56 FEET; THENCE SOUTHEASTERLY 134.81 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT (LC BEARS SOUTH 83°02'11" EAST 134.40 FEET) THENCE SOUTH 75° 18' 45" EAST 231.45 FEET; THENCE NORTH 0° 21' 55" WEST 60.00 FEET; THENCE SOUTH 75° 18' 45" EAST 1.82 FEET; THENCE SOUTHEASTERLY 115.20 FEET ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT (LC BEARS SOUTH 82° 48' 45" EAST 114.87 FEET); THENCE NORTH 89° 41' 15" EAST 18.98 FEET TO SAID SECTION LINE; THENCE NORTH 74.06 FEET TO THE POINT OF BEGINNING.
(12-088-0157)

PARCEL 5:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NO. 1320194 IN BOOK 2125 AT PAGE 89, SAID POINT BEING SOUTH 660 FEET, AND WEST 1953.4 FEET, AND SOUTH 495.0 FEET AND EAST 275 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 15.50 FEET; THENCE NORTH 89°58'04" EAST 85 FEET, MORE OR LESS; THENCE SOUTH 00°07'16" WEST 314.50 FEET TO NORTH LINE OF LOT 33 OF PARKWOOD ESTATES PHASE III; THENCE EAST 290.83 FEET TO THE SOUTHWEST CORNER OF LOT 8, GRANTS LANE SUBDIVISION; THENCE NORTH 330 FEET ALONG THE WEST LINE OF LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WEST 375.99 FEET TO THE POINT OF BEGINNING.
(12-749-0111)

PARCEL 6:

ALL OF LOT 109, ELMAS LANE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.(12-749-0109)