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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/1/2022 3:00:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

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



File No.: 144659-DMF

SPECIAL WARRANTY DEED

Equestrian Partners, LLC, a Utah Limited Liability Company and Gardner-Plumb, LC, a Utah limited liability company, as their interest appears as to Parcels 1 and 2 and Plumb Holdings, L.L.C., as to Parcel 3

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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 06-031-0034, 06-031-0033, 06-031-0032, 06-030-0056 and 06-032-0022 (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 27th day of June, 2022.

Equestrian Partners, LLC, a Utah Limited Liability Company

BY: Walter J Plumb IV
Walter J Plumb, IV
Manager

Gardner-Plumb, LC, a Utah limited liability company

BY: Walter J Plumb IV
Walter J. Plumb
Manager

Plumb Holdings, L.L.C.

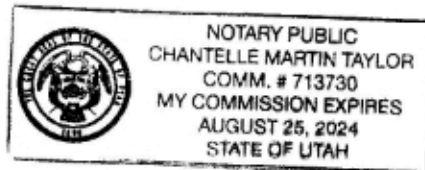
BY: Walter J Plumb IV
Walter J. Plumb, IV
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 27th day of June, 2022, before me, personally appeared Walter J Plumb, IV, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Equestrian Partners, LLC, a Utah Limited Liability Company.

Chantelle Martin Taylor
Notary Public

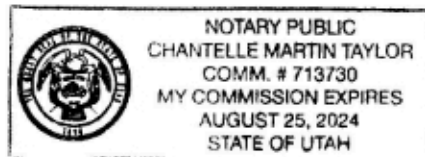


STATE OF UTAH

COUNTY OF SALT LAKE

On 27th day of June, 2022, before me, personally appeared Walter J Plumb, IV, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Gardner-Plumb, LC, a Utah Limited Liability Company.

Chantelle Martin Taylor
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On 27th day of June, 2022, before me, personally appeared Walter J Plumb, IV, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Plumb Holdings, L.L.C., a Utah Limited Liability Company.

Chantelle Martin Taylor
Notary Public

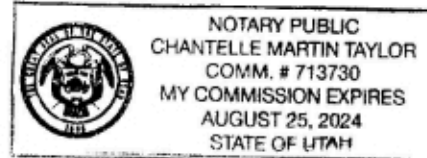


EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land, situate in the West Half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the Westerly line of the Utah Power and Light Company Property, said point being North 00°18'31" East 814.29 feet along the section line (NAD83 Bearing being North 00°38'33" East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference

Plat) and North 89° 41 '29" West 787.02 feet from the Center Quarter Corner of said Section 23 and running thence: South 89°51'41" West 290.57 feet; thence Southerly 34.10 feet along the arc of a 1025.00-foot radius non-tangent curve to the left (center bears North 86°34'06" East and the long chord bears South 04°23'05" East 34.10 feet with a central angle of 01°54'23"); thence South 89°51'41" West 446.80 feet; thence Northerly 81.14 feet along the arc of a 975.00-foot radius non-tangent curve to the right (center bears North 84°23'41" East and the long chord bears North 03°13'16" West 81.12 feet with a central angle of 04°46'06"); thence South 89°51'41" West 493.49 feet; thence Northerly 35.00 feet along the arc of a 975.00-foot radius non-tangent curve to the right (center bears North 89°09'46" East and the long chord bears North 00°11'29" East 35.00 feet with a central angle of 02°03'25"); thence South 89°51'41" West 295.04 feet; thence North 49°36'33" West 264.40 feet; thence South 40°23'27" West 130.99 feet; thence Southerly 123.77 feet along the arc of a 175.00-foot radius tangent curve to the left (center bears South 49°36'33" East and the long chord bears South 20°07'46" West 121.21 feet with a central angle of 40°31'22"); thence South 00°07'55" East 81.00 feet; thence North 67°09'57" West 329.97 feet to the Easterly right-of-way line of Legacy Highway; thence North 40°23'27" East 1543.20 feet along said right-of-way; thence North 89°59'38" East 1661.84 feet along a line parallel to the North line of said Section 23 to the West line of Lot "A", Jessi's Meadow PUD Subdivision; thence South 05° 17'44" East 273.38 feet along said West line to the westerly line of the Utah Power and Light Property; thence South 28°08'00" West 1118.60 feet along the Utah Power and Light Property to the Point of Beginning.

PARCEL 2:

A parcel of land, situate in the West Half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the West line of a Davis County Parcel (1450 West Street per that Quit Claim Deed Dated Nov. 16, 1964 in Book 304, Page 677, Entry No. 275276), said point being North 00°18'31" East 125.99 feet along the section line (NAD83 Bearing being North 00°38'33" East between the Center Quarter Corner and the North

Quarter Corner of said Section 23, per the Davis County Township Reference Plat) and North 89° 41 '29" West 137.73 feet from the Center Quarter Corner of said Section 23 and running thence: South 04°14'09" East 265.23 feet along said West line of a Davis County Parcel; thence North 88°28'58" West 61.14 feet; thence South 89°43'43" West 285.20 feet; thence North 89°57'23" West 477.80 feet the Easterly line of the Utah Power and Light Company Property; thence North 28°08'00" East 346.41 feet along said Easterly line; thence North 88°41'29" East 251.60 feet; thence Easterly 143.32 feet along the arc of a 50.00-foot radius non-tangent curve to the left (center bears North 88°41'29" East and the long chord bears South 83°25'20" East 99.05 feet with a central angle of 164°13'38"); thence South 75°32'09" East 145.32 feet; thence North 89°53'21" East 150.53 feet to the Point of Beginning.

PARCEL 3:

Beginning at a point South 89°59'38" West 2,515.60 feet and South 00°10'18" East 1,062.61 feet from the Northeast corner of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence

South

89°49'42" West 367.64 feet to an existing fence; thence along said fence South 05°14'50" East 184.54 feet;
thence North 89°49'42" East 351.31 feet; thence North 00°10'18" West 183.82 feet to the point of beginning.

PARCEL 3A:

A 50 foot right-of-way, the centerline of which is described as:

Beginning on the North line of 400 North Street, South 89°59'33" West 2,515.60 feet and South 00°10'18" East
2,231.29 feet from the Northeast corner of said Section 23; thence North 00°10'18" West 1,368.68 feet.