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BK 8137 PG 118

E 3507979 B 8137 P 118-120
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/18/2022 9:49:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

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

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah Limited Liability Company

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 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-088-0180 AND 12-088-0181 (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 16 day of November, 2022.

Ivory Development, LLC, a Utah Limited Liability
Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16 day of November, 2022, before me, personally appeared Kevin Anglesey, 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 Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

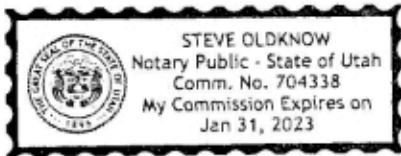


EXHIBIT A Legal Description

A tract of land being comprised of a parcel described in that certain Corrective Deed recorded as Entry No. 3141755 in Book 7192 at Page 831 and a part of a parcel described in that certain Quit Claim Deed recorded as Entry No. 3200610 in Book 7381 at Page 683 in the office of the Davis County Recorder, located in the Southeast Quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northeasterly corner of a parcel described in that certain Corrective Deed recorded as Entry No. 3141755 in Book 7192 at Page 831, said northeasterly corner located S00°09'08"W 439.40 feet along the Section line and N89°50'52"W 311.00 feet from the East 1/4 Corner of Section 15, T4N, R2W, SLB&M; running thence along said deed the following four (4) courses: (1) S00°09'08"W 222.75 feet; thence (2) N89°50'52"W 196.00 feet; thence (3) N00°09'08"E 222.75 feet; thence (4) S89°49'46"E 187.66 feet to the southwesterly corner of a parcel described in that certain Quit Claim Deed recorded as Entry No. 3200610 in Book 7381 at Page 683 in the office of the Davis County Recorder; thence along said deed the following two (2) courses: (1) N00°09'08"E 22.31 feet (record: North); thence (2) S89°50'52"E 8.34 feet (record: East); thence S00°09'08"W 22.25 feet to the point of beginning.

(Bearings in description are based on the Davis County Coordinate System, rotate bearings 0°20'25" clockwise for the equivalent NAD 83 bearings.)

ALSO:

A part of an entire tract of land described in that certain Warranty Deed recorded as Entry No. 3011225 in Book 6733 at Page 206 in the office of the Davis County Recorder, located in the Southeast quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwesterly corner of a tract of land described in that certain Warranty Deed recorded as Entry No. 3018256 in Book 6759 at Page 81, said Northwesterly corner located South 00°09'08" West 216.50 feet along the Section line and North 89°50'52" West 311.00 feet from the East 1/4 corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; running thence along said deed South 00°09'08" West 200.65 feet extending to the Northerly line of a tract of land described in that certain Quit Claim Deed recorded as Entry No. 3200610 in Book 7381 at Page 683 in the office of the Davis County Recorder; thence along said deed the following two (2) courses: (1) North 89°50'52" West 8.34 feet; thence (2) South 00°09'08" West 22.31 feet to the Northerly line of a tract of land described in that certain Corrective Deed recorded as Entry No. 3141755 in Book 7192 at Page 831; thence along said deed, and the extension thereof, North 89°50'52" West 349.78 feet; thence North 00°09'08" East 36.00 feet to a point on the Southerly line of HAWTHORNE PHASE 3 SUBDIVISION as constructed and monumented, according to the official plat thereof recorded as Entry No. 1761712 in Book 3064 at Page 1039 in the office of the Davis County Recorder; thence along said plat the following two (2) courses: (1) South 89°56'06" East 0.49 feet (recorded North 89°58'37" East); thence (2) North 00°14'25" East 182.00 feet (record North 00°09'08" East) to a point on the Southerly line of HAWTHORNE II PHASE 6 SUBDIVISION as constructed and monumented, according to the official plat thereof recorded as Entry No. 1988063 in Book 3544 at Page 564 in the office of the Davis County Recorder; thence along said plat the following two (2) courses: (1) South 89°56'06" East 150.76 feet (recorded: North 89°58'37" East); thence (2) North 00°14'25" East 4.73 feet (record: North 00°09'08" East) to the Southwesterly corner of THURGOOD CIRCLE SUBDIVISION, according to the official plat thereof recorded as Entry No. 2160861 in Book 4014 at Page 486 in the office of the Davis County Recorder; thence along said plat South 89°50'52" East 206.58 feet to the point of beginning.

(Bearings in description are based on the Davis County Coordinate System, rotate bearings 00°20'25" clockwise for the equivalent NAD 83 bearings.)