

E 3545958 B 8349 P 38-40  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/02/2023 08:47:43 AM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

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

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## SPECIAL WARRANTY DEED

**IVORY LAND CORPORATION, a Utah corporation**

**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 attached Exhibit A

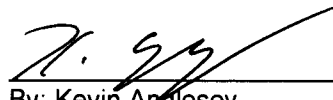
**Parcel No. 12-088-0076, 12-088-0106, 12-088-0122, 12-088-0143, 12-088-0129, 12-088-0183, and 12-088-0184** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 2 day of October, 2023.

[Signature Page to Follow]

Ivory Land Corporation, a Utah corporation



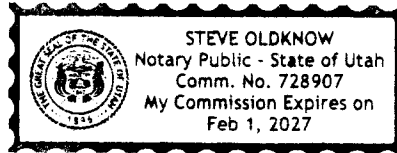
By: Kevin Anglesey

Its: Secretary

State of Utah

County of Salt Lake

On the 2 day of October, 2023, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public

## Exhibit A

Proposed LEGACY PARK ESTATES PHASE 2, being more particularly described as follows:

A part of the SE1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point S0°09'08"W 524.43 feet along the 1/4 Section line and N89°50'52"W 599.76 feet from the East 1/4 Corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence S13°20'39"W 137.53 feet; thence S13°20'40"W 57.44 feet to the northerly boundary line of that Quit Claim Deed recorded October 23, 1997 as Entry 1355728 in Book 2191 at Page 966 in the Davis County Recorder's Office; thence along said northerly boundary line of said Deed the following three (3) courses: (1) Westerly along the arc of a non-tangent curve to the left having a radius of 500.02 feet (radius bears: S11°43'26"W) a distance of 108.95 feet through a central angle of 12°29'03" Chord: N84°31'06"W 108.73 feet; thence (2) S89°14'23"W 26.56 feet; thence (3) S00°21'55"E 0.14 feet; thence S89°14'25"W 95.13 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.44 feet through a central angle of 89°31'15" Chord: S44°28'48"W 21.12 feet; thence S00°16'50"E 0.75 feet; thence S89°43'10"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°43'10"W) a distance of 23.69 feet through a central angle of 90°28'45" Chord: N45°31'12"W 21.30 feet; thence S89°14'25"W 98.88 feet; thence S01°46'52"W 91.53 feet; thence S89°58'04"W 117.29 feet; thence S05°57'24"W 3.91 feet; thence N84°02'36"W 60.00 feet; thence S89°39'02"W 112.48 feet; thence S00°01'56"E 47.41 feet; thence S89°36'58"W 340.36 feet to the easterly boundary line of HAWTHORN SUBDIVISION PHASE 1, according to the official plat thereof recorded June 10, 1997 as Entry No. 1328153 in Book 2140 at Page 385 in the Davis County Recorder's Office; thence along said easterly boundary line of said plat the following three (3) courses: (1) N00°07'16"E 131.20 feet; thence (2) N24°58'43"E 66.61 feet; thence (3) N00°07'16"E 125.71 feet to the southerly boundary line of HAWTHORN PHASE 2, according to the official plat thereof recorded October 13, 2000 as Entry No. 1618617 in Book 2701 at Page 1006 in the Davis County Recorder's Office; thence along said southerly boundary line the following three (3) courses: (1) N89°45'18"E 430.29 feet; thence (2) N88°41'29"E 60.02 feet; thence (3) N89°44'11"E 577.85 feet to the point of beginning.