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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/27/2021 4:43:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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



COTTONWOOD
TITLE

File No.: 146608-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

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.: 06-031-0012, 06-031-0023, 06-031-0019, 06-031-0007 and 06-030-0055 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19 day of July, 2021.

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
Walter J. Plumb
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19 day of July, 2021, 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.

[Signature]
Notary Public

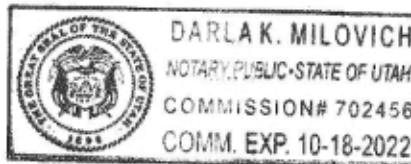


STATE OF UTAH

COUNTY OF SALT LAKE

On this 19 day of July, 2021, before me, personally appeared Walter J. Plumb, 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.

[Signature]
Notary Public



**EXHIBIT A
PROPERTY 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 0°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 28°08'00" West 1200.48 feet along the westerly line of the Utah Power and Light Company Property to a fence line; thence North 89°51'19" West 1287.90 feet along a fence line to the section line; thence North 0°05'15" East 229.85 feet along the section line to the West Quarter Corner of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence South 89°56'35" West 1019.62 feet along the quarter section line to the easterly right of way line of Legacy Highway; thence northeasterly 417.88 feet along the arc of a 1892.06 foot radius curve to the right, (center bears South 62°15'48" East and long chord bears North 34°03'50" East 417.03 feet, with a central angle of 12°39'16") along the easterly right of way line of Legacy Highway to a Right of Way Marker; thence North 40°23'27" East 740.76 feet; thence South 67°09'57" East 329.97 feet; thence North 00°07'55" West 81.00 feet; thence Northerly 123.77 feet along the arc of a 175.00 feet-foot radius tangent curve to the right (center bears North 89°52'05" East and the long chord bears North 20°07'46" East 121.21 feet with a central angle of 40°31'22"); thence North 40°23'27" East 130.99 feet; thence South 49°36'33" East 264.40 feet; thence North 89°51'41" East 295.04 feet; thence Southerly 35.00 feet along the arc of a 975.00 feet-foot radius non-tangent curve to the left (center bears South 88°46'49" East and the long chord bears South 00°11'29" West 35.00 feet with a central angle of 02°03'25"); thence North 89°51'41" East 493.49 feet; thence Southerly 81.14 feet along the arc of a 975.00 feet-foot radius non-tangent curve to the left (center bears North 89°09'46" East and the long chord bears South 03°13'16" East 81.12 feet with a central angle of 04°46'06"); thence North 89°51'41" East 446.80 feet; thence Northerly 34.10 feet along the arc of a 1025.00 feet-foot radius non-tangent curve to the right (center bears North 84°39'43" East and the long chord bears North 04°23'05" West 34.10 feet with a central angle of 01°54'23"); thence North 89°51'41" East 290.57 feet to the Point of Beginning. (aka Brookside Ranch West Take 1)

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 0°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 89°53'21" West 150.53 feet; thence North 75°32'09" West 145.32 feet; thence Westerly 143.32 feet along the arc of a 50.00 feet-foot radius non-tangent curve to the right (center bears North 75°32'09" West and the long chord bears North 83°25'20" West 99.05 feet with a central angle of 164°13'38"); thence South 88°41'29" West 251.60 feet to the easterly line of the Utah Power and Light Company Property; thence North 28°08'00" East 1218.76 feet along said easterly line; thence South 05°14'50" East 877.68 feet to the center line of 400 North Street; thence South 89°51'41" West 31.71 feet along the center line of 400 North Street to the West edge of asphalt of a lane, (1450 West Street); thence South 04°14'09" East 242.96 feet to and along said West line to the point of beginning. (aka Brookside Ranch East Take 1)