



\*W3210857\*

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

E# 3210857 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
14-Jan-22 11:59 AM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 120878-DMF

## WARRANTY DEED

Tyler Ritchie Bingham

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants 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 **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-075-0038 (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 14th day of January, 2022.

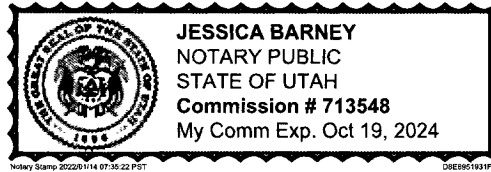
Tyler Ritchie Bingham  
Signed on 2022/01/14 06:35:22 -8:00  
Tyler Ritchie Bingham

STATE OF UTAH

COUNTY OF SALT LAKE

On this 14th day of January, 2022, before me, personally appeared Tyler Ritchie Bingham, 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.

Jessica Barney  
Signed on 2022/01/14 06:35:22 -8:00  
Notary Public



Notarial act performed by audio-visual communication

4F12A2A4-F72E-483A-852F-47FDEF78E7E6 --- 2022/01/11 14:39:58 -8:00 --- Remote Notary



**EXHIBIT A**  
**Legal Description**

Part of the Northwest quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey described as follows, to-wit:

Commencing at a point 64 rods East and 282.5 feet North of the Southwest corner of said quarter section; and running thence Northeasterly along canal to the East line of the West half of said quarter section; thence North 2236 feet, more or less, to the North line of said quarter section; thence West 16 rods, more or less, to a point due North of the place of beginning; thence South 2341 feet, more or less, to the place of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded April 26, 2021 as Entry No. 3147720 in the office of the Weber County Recorder, to-wit:

That portion of the Northwest quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, West Haven City, Weber County, Utah, described as follows:

Beginning at a point along the North line of the Northwest quarter of said Section 26, North 89°16'49" West 1318.92 feet, from the North quarter corner of said Section 26 and running thence South 00°49'47" West 1093.80 feet; thence South 89°08'47" West 86.29 feet; thence South 00°51'13" West 80.00 feet; thence North 86°51'21" West 50.04 feet; thence North 89°08'47" West 127.00 feet; thence North 00°51'13" East 1171.18 feet; thence South 89°16'49" East 262.83 feet to the point of beginning.

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