



\*W3251858\*

E# 3251858 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-Aug-22 0228 PM FEE \$40.00 DEP SLV  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

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

## SPECIAL WARRANTY DEED

### IVORY LAND 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

**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 attached Exhibit A**

**Parcel No. 15-061-0111 and 15-061-0106**

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

Dated this 23 day of August, 2022.

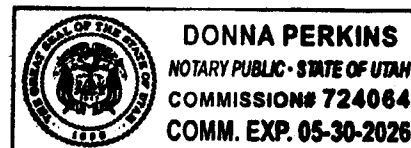
Ivory Land Corporation

By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 23 day of August, 2022, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land 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**

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH:

BEGINNING AT A POINT N00°00'24"W 1158.17 FEET ALONG THE EASTERLY BOUNDARY LINE OF HILL ACRES SUBDIVISION AS RECORDED IN BOOK 16, ON PAGE 44, AS ENTRY # 533541 AT THE WEBER COUNTY RECORDER'S OFFICE FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EASTERLY BOUNDARY OF HILL ACRES SUBDIVISION N00°00'25"W 132.18 FEET TO THE EAST BOUNDARY LINE OF PEPPER RIDGE ESTATES AS RECORDED IN BOOK 46, ON PAGE 75, AS ENTRY # 1531722 AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE OF PEPPER RIDGE ESTATES N00°17'25"W 294.00 FEET; THENCE N00°34'38"E 272.40 FEET; THENCE N86°22'30"E 204.62 FEET; THENCE N00°10'13"E 76.76 FEET; THENCE S88°45'59"E 99.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1620.00 FEET, A DISTANCE OF 55.90 FEET, A CHORD DIRECTION OF N02°13'20"E AND A CHORD DISTANCE OF 55.90 FEET; THENCE S86°47'21"E 170.00 FEET; THENCE S01°54'40"W 65.77 FEET; THENCE S00°41'17"E 65.77 FEET; THENCE S03°03'02"E 53.81 FEET; THENCE S05°24'48"E 65.77 FEET; THENCE S07°46'34"E 53.81 FEET; THENCE S10°08'20"E 65.77 FEET; THENCE S12°44'16"E 65.77 FEET; THENCE S15°06'02"E 53.81 FEET; THENCE S17°13'37"E 53.81 FEET; THENCE S19°21'11"E 53.81 FEET; THENCE S69°35'02"W 110.00 FEET; THENCE S39°36'44"W 68.84 FEET; THENCE S68°22'02"W 245.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, A DISTANCE OF 73.11 FEET, A CHORD DIRECTION OF S22°45'21"E AND A CHORD DISTANCE OF 73.11 FEET; THENCE N89°01'44"W 219.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.01 ACRES OR 348,766 SQFT IN AREA