



W3264085

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

E# 3264085 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
18-Nov-22 0955 AM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

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 **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-075-0041 (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

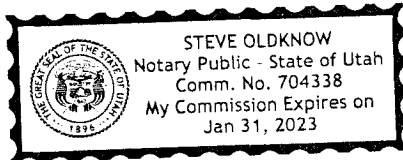


EXHIBIT A
Legal Description

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 894.45 feet, from the North quarter corner of said Section 26 and running thence South 00°43'47" West 236.48 feet; thence South 89°16'49" East 236.64 feet; thence South 00°48'21" West 641.86 feet; thence North 89°08'47" West 189.99 feet; thence South 00°51'13" West 217.00 feet; thence North 89°08'47" West 471.71 feet; thence North 00°49'47" East 1093.80 feet; thence South 89°16'49" East 76.08 feet; thence South 00°43'11" West 185.00 feet; thence South 89°16'49" East 100.00 feet; thence North 00°43'47" East 185.00 feet; thence South 89°16'49" East 248.36 feet to the point of beginning.

Less and excepting therefrom that portion lying within the bounds of Fairhaven Phase 1 Subdivision, according to the official plat thereof as recorded in the office of the Weber County Recorder.