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BK 7547 PG 2193

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/2/2020 3:32:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE

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



File No.: 116129-DMF

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## SPECIAL WARRANTY DEED

Oban, LLC, a Utah limited liability company

**GRANTOR(S)** of Murray, 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.:** 08-081-0102 and 08-081-0103 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 2nd day of July, 2020.

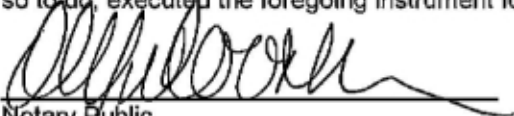
Oban, LLC, a Utah limited liability company  
By: Hamlet Development Corporation, a Utah  
corporation  
Its: Manager

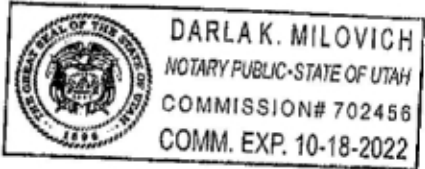
BY:   
Michael M. Brodsky  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2nd day of July, 2020, personally appeared before me Michael M. Brodsky, who acknowledged himself to be the President of Hamlet Development Corporation, a Utah corporation which is named as Manager to Oban, LLC, a Utah limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



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

Proposed FLATROCK RANCH A CONSERVATION SUBDIVISION, being more particularly described as follows:

That portion of the Northwest quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian; Farmington, Davis County, Utah described as follows:

Beginning at a point South 00°15'33" East 584.52 feet along the West line of said Northwest quarter from the Northwest corner of said Section 26 and running thence North 89°49'35" East 1146.63 feet; thence South 88°24'27" East 144.42 feet; thence North 89°49'35" East 26.84 feet; thence North 00°10'25" West 1.43 feet; thence North 89°52'35" East 1171.86 feet to the Westerly right of way line of 1525 West Street; thence along said Westerly right of way line South 00°30'47" West 37.35 feet; thence South 88°24'27" East 33.01 feet to the centerline of 1525 West Street; thence along said centerline South 00°30'47" West 514.54 feet; thence parallel to North line of said Northwest quarter South 89°49'35" West 2515.22 feet to the West line of said Northwest quarter; thence along said West line North 00°15'33" West 556.92 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

A parcel of land in fee, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northwest quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said part of an entire tract are described as follows:

Beginning at a Northeast corner of said entire tract being at a point in the centerline of 1525 West Street, which point is 120.78 feet West and 627 feet South from the North quarter corner of said Section 26 and running thence South 514.50 feet along the centerline of 1525 West Street to the Southeast corner of said entire tract; thence West 172.78 feet; thence North 00°42'04" East 73.36 feet; thence North 10°07'34" East 487.24 feet to the Northerly boundary line of said entire tract; thence along said Northerly boundary line the following three (3) courses and distances: (1) South 89°56'58" East 54.75 feet; (2) thence South 00°41'12" West 37.46 feet; (3) thence South 88°13'06" East 31.94 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING therefrom the following:

A parcel of land in fee, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northwest quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said part of an entire tract are described as follows:

Beginning at the Southwest corner of said entire tract being at a point in the Westerly section line of said Section 26, which point is 120.78 feet West and 1141.50 feet South and 2520.51 feet (record 2512.0 feet) West from the North quarter corner of said Section 26 and running thence North 00°05'05" West (record North) 556.98 feet along said Westerly section line to the Northwest corner of said entire tract; thence East 25.11 feet along the Northerly boundary line of said entire tract; thence South 46°53'49" East 92.35 feet; thence South 03°25'02" East 494.75 feet; thence West 121.21 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.