



W3270182

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 East Woodoak Lane
Salt Lake City, UT 84117

E# 3270182 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
17-Jan-23 12:48 PM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.:

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, 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 **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

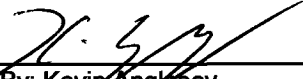
TAX ID NO.: 15-075-0036 & (for reference purposes only)
19-075-0036

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 17 day of January, 2023.

Ivory Land Corporation



By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 17 day of JANUARY, 2023, 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 executed the same on behalf of Ivory Land Corporation.



Notary Public

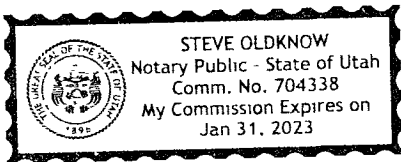


EXHIBIT A
Legal Description

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 N89°16'49"W 1294.08 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND S00°00'00" E 1093.98 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°51'13"W 727.00 FEET; THENCE S12°03'01"E 51.30 FEET; THENCE S00°51'13"W 109.06 FEET; THENCE N89°16'03"W 51.80 FEET; THENCE S00°49'47"W 287.52 FEET; THENCE S67°06'38"W 288.17 FEET; THENCE N00°51'13"E 1294.72 FEET TO THE SOUTH LINE OF FAIRHAVEN PHASE 1 RECORDED IN BOOK 91, ON PAGE 7, AS ENTRY# 3169886 AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH BOUNDARY OF FAIRHAVEN PHASE 1 THE FOLLOWING 3 CALLS: 1.) S89°08'47"E 127.00 FEET; 2.) S83°26'09"E 50.25 FEET; 3.) S89°08'47"E 127.00 FEET TO THE POINT OF BEGINNING.