



W3327905

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

E# 3327905 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
04-Jun-24 11:15 AM FEE \$40.00 DEP LC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED

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 attached Exhibit A

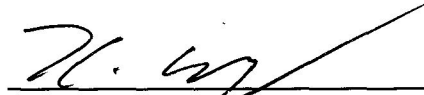
BT

Parcel No. 15-075-0041 and 15-075-0047

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

Dated this 4 day of June, 2024.

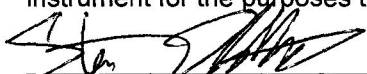
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 4 day of JUNE, 2024, 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

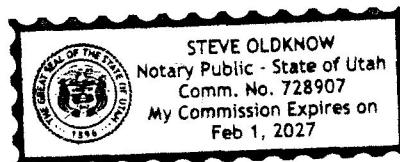


Exhibit A

FAIRHAVEN PHASE 3 BOUNDARY 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 1001.19 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND S00° 00'00"E 285.57 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00° 51'13"W 114.00 FEET; THENCE S24° 01'19"E 55.11 FEET; THENCE S00° 51'13"W 1372.00 FEET; THENCE S3° 05'57"E 50.12 FEET; THENCE S00° 51'13"W 108.44 FEET; THENCE N89° 16'03"W 296.00 FEET; THENCE N00° 51'13"E 109.06 FEET; THENCE N12° 03'01"W 51.30 FEET; THENCE N00° 51'13"E 1527.00 FEET; THENCE S89° 08'47"E 127.57 FEET; THENCE N80° 51'57"E 51.89 FEET; THENCE S89° 08'47"E 102.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES IN AREA