



W3358428

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

E# 3358428 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
19-Feb-25 0944 AM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED



File No.:

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah 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

BK / **SW** / **BK** /

TAX ID NO.: 15-075-0048 and 15-075-0049 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this

2/19/2025

Ivory Land Corporation, a Utah corporation



By: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 19 day of February, 2025, 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, a Utah corporation.



Notary Public

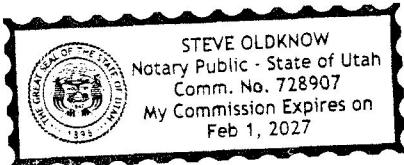


EXHIBIT A
Legal Description

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 North 89°16'49" West 661.52 feet along the North line of the Northwest quarter of said Section 26, and South 00°00'00" East 286.34 feet from the North quarter corner of said Section 26 and running thence South 00°48'21" West 1693.77 feet; thence North 89°16'03" West 314.46 feet; thence North 00°51'13" East 108.44 feet; thence North 03°05'57" West 50.12 feet; thence North 00°51'13" East 1372.00 feet; thence North 24°01'19" West 55.11 feet; thence North 00°51'13" East 114.00 feet; thence South 89°08'47" East 339.68 feet to the point of beginning.