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BK 7753 PG 2113

E 3379359 B 7753 P 2113-2116  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/5/2021 4:05:00 PM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGE

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



File No.: 141269-DMF

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## WARRANTY DEED

Capital Reef Management, LLC

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants 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.:** 11-036-0091 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 30th day of April, 2021.

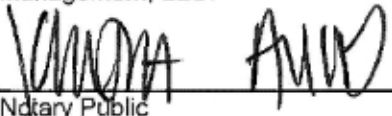
Capital Reef Management, LLC

BY:   
Craig T. Jacobsen  
Authorized Agent

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ DAVIS

On this 30th day of April, 2021, before me, personally appeared Craig T. Jacobsen, 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 as Authorized Agent on behalf of Capital Reef Management, LLC.

  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Beginning at the Southwest corner of Bromsfield Subdivision, said point being South 89°50'45" East 326.40 feet along the section line to the Northwest corner of Bromsfield Subdivision and South 02°41'00" West 127.20 feet along the West line of Bromsfield Subdivision and South 00°26'00" East 122.93 feet along the West line of Bromsfield Subdivision from the Northwest corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°50'45" East 1353.74 feet along the South line of Bromsfield Subdivision to the Southwest corner of Lot 7, Bromsfield Subdivision; thence South 08°58'01" East 13.36 feet; thence Southwesterly 145.97 feet along the arc of a 227.50 foot radius curve to the right, (center bears North 86°31'21" West and long chord bears South 21°51'30" West 143.48 feet, with a central angle of 36°45'42"); thence Southerly 120.73 feet along the arc of a 172.50 foot radius curve to the left, (center bears South 49°45'39" East and long chord bears South 20°11'23" West 118.28 feet, with a central angle of 40°05'56"); thence South 00°08'25" West 28.27 feet; thence Southwesterly 89.72 feet along the arc of a 227.50 foot radius curve to the right, (center bears North 89°51'35" West and long chord bears South 11°26'20" West 89.14 feet, with a central angle of 22°35'49"); thence Southeasterly 18.68 feet along the arc of a 15.00 foot radius curve to the left, (center bears South 67°15'46" East and long chord bears South 12°56'14" East 17.50 feet, with a central angle of 71°20'57"); thence Southeasterly 130.76 feet along the arc of a 227.50 foot radius curve to the right, (center bears South 41°23'17" West and long chord bears South 32°08'44" East 128.97 feet, with a central angle of 32°55'59"); thence Southeasterly 223.29 feet along the arc of a 172.50 foot radius curve to the left, (center bears North 74°19'16" East and long chord bears South 52°45'44" East 208.03 feet, with a central angle of 74°10'01"); thence South 00°09'15" West 55.00 feet; thence North 89°50'45" West 1447.77 feet; thence North 00°35'45" West 517.68 feet; thence South 89°24'15" West 27.00 feet to the East line of the East Frontage Road of State Highway No. 89, (Mountain Road); thence North 00°35'45" West 162.53 feet along the East line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the point of beginning.

**LESS AND EXCEPTING:**

A parcel of land, situate in the Northwest quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Utah, more particularly described as follows:

Beginning at the Southwest corner of Bromsfield Subdivision, said point being on the common boundary line of Kaysville City and Layton City at a point South 89°50'45" East 322.05 feet along the section line and South 00°09'15" West 250.00 feet from the Northwest corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°50'45" East 461.15 feet along the South line of Bromsfield Subdivision, and along the common line of Kaysville City and Layton City; thence South 15°54'02" East 403.60 feet; thence South 89°24'15" West 146.64 feet; thence South 00°35'45" East 7.62 feet; thence South 89°24'15" West 55.00 feet; thence North 00°35'45" West 21.80 feet; thence South 89°24'15" West 102.00 feet; thence South 00°35'45" East 93.38 feet; thence South 18°32'43" East 74.63 feet; thence South 00°35'45" East 138.09 feet; thence North 89°50'45" West 277.02 feet to a point on the East line of the East Frontage Road of U.S. Highway 89 (Mountain Road), at a point 155.00 feet perpendicularly distant Easterly from the centerline of said State Highway No. 89, recorded as Entry No. 330672, in Book 412, at Page 675 of official records; thence North 00°35'45" West (North 00°26' West per deed) 25.80 feet along the East line of the East Frontage Road of State Highway No. 89, (Mountain Road); thence South 89°50'15" West (West per deed) 70.00 feet along the North line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the Easterly limited-access line of State Highway No. 89, (Mountain Road), being at a point 85.00 feet perpendicularly distant Easterly from the centerline of said State Highway No. 89; thence North 00°35'45" West (North 00°26' West per deed) 472.00 feet along said Easterly limited-access line of State Highway No. 89, (Mountain Road) to the South line of Corral Drive, (the East Frontage Road of State Highway No. 89, Mountain Road), recorded as Entry No. 330572, in Book 412 at Page 675 of official records; thence North 89°50'15" East (East per Deed) 50.00 feet along the South line to the Southeast corner of Corral Drive, (the East Frontage Road of State Highway No. 89, Mountain Road), being at a point 145.00 feet perpendicularly distant Easterly from the centerline of said State Highway No. 89; thence North 00°35'45" West 182.11 feet (North 00°26' West 182.00 feet per deed) along the East line of Corral Drive, (the East Frontage Road of State Highway No. 89, Mountain Road) to the point of beginning. (Being Orchard Ridge Estates Phase 1)

ALSO LESS AND EXCEPTING:

A parcel of land, situate in the Northwest quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Utah, more particularly described as follows:

Beginning at the Southeast corner of Orchard Ridge Estates - Phase 1, said point being South 89°43'13" East 894.82 feet along the section line and South 00°16'47" West 637.86 feet from the Northwest corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearings being South 89°31'47" East between the Northwest quarter corner and the North quarter corner of said Section 25 as noted on Davis County NAD83 Township Reference Plat), and running thence South 15°46'30" East 54.95 feet; thence South 00°28'13" East 77.64 feet; thence South 89°43'13" East 97.01 feet; thence South 00°18'47" West 70.00 feet; thence North 89°43'13" West 27.50 feet; thence South 00°16'47" West 91.50 feet; thence North 89°43'13" West 362.57 feet to the Southeast corner of Orchard Ridge Estates - Phase 1; thence North 00°28'13" West 138.09 feet along the East line of Orchard Ridge Estates - Phase 1; thence North 18°25'11" West 74.63 feet along the East line of Orchard Ridge Estates - Phase 1; thence North 00°28'13" West 93.38 feet along the East line to an interior corner of Orchard Ridge Estates - Phase 1; thence North 89°31'47" East 102.00 feet along the South line to an interior corner of Orchard Ridge Estates - Phase 1; thence South 00°28'13" East 21.80 feet along the West line to a Southwest corner of Orchard Ridge Estates - Phase 1; thence North 89°31'47" East 55.00 feet along the South line to an interior corner of Orchard Ridge Estates - Phase 1; thence North 00°28'13" West 7.62 feet along the East line to an interior corner of Orchard Ridge Estates - Phase 1; thence North 89°31'47" East 146.64 feet along the East line of Orchard Ridge Estates - Phase 1 to the point of beginning. (Being Orchard Ridge Estates Phase 1B)

Tax Id No.: 11-036-0091