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BK 7878 PG 736

E 3432355 B 7878 P 736-738
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/2/2021 11:46:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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



File No.: 134307-TOF

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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 14-029-0044, 14-029-0050 and 14-029-0051 (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.

[Signature on following page]

Dated this 2 day of November, 2021.

Ivory Land Corporation, a Utah Corporation

By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2 day of November, 2021, personally appeared before me Kevin Anglesey, who being by me duly sworn did say that he is the Secretary of Ivory Land Corporation, a Utah Corporation and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

[Signature]
Notary Public

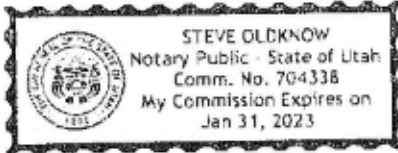


EXHIBIT A
Legal Description

PROPOSED CRANEFIELD ESTATES PRUD PHASE 12, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE 1/4 SECTION LINE SAID POINT IS 515.46 FEET S00°04'13"W ALONG SAID 1/4 SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT IS ALSO THE SOUTHEAST CORNER OF CRANEFIELD ESTATES PRUD NO. 5 AS RECORDED AS ENTRY NO. 2996035 IN THE DAVIS COUNTY RECORDER'S OFFICE; AND RUNNING THENCE S00°04'13"W ALONG SAID 1/4 SECTION LINE 726.92 FEET; THENCE N89°59'30"W 780.53 FEET; THENCE N00°00'30"E 117.00 FEET; THENCE N89°59'30"W 36.66 FEET; THENCE N00°00'30"E 60.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N45°00'15"E, AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00°00'00"E 194.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N44°59'45"W, AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00°00'15"W 60.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N45°00'15"E, AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00°00'00"E 98.06 FEET; THENCE N90°00'00"E 60.00 FEET; THENCE N00°00'00"E 102.80 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 631.10 FEET, A DISTANCE OF 95.17 FEET, A CHORD DIRECTION OF N04°19'34"W, AND A CHORD DISTANCE OF 95.08 FEET; TO THE SOUTHWEST CORNER OF SAID CRANEFIELD ESTATES PRUD NO. 5; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CRANEFIELD ESTATES PRUD NO. 5 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) N90°00'00"E 244.72 FEET, 2) S00°00'00"E 31.63 FEET, 3) N90°00'00"E 286.63 FEET, 4) S00°00'00"E 13.24 FEET, AND 5) N90°00'00"E 218.87 FEET TO THE POINT OF BEGINNING.