

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



File No.: 159823-TOF

QUITCLAIM DEED

Kimberly J. Jensen

GRANTOR(S) of Syracuse, State of Utah, hereby quitclaims to

Ivory Land Corporation, a Utah corporation and 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.: 12-088-0157, 12-088-0178, 12-088-0181 and 12-088-0180 (for reference purposes only)

Dated this 5 day of August, 2022.


Kimberly J. Jensen

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ DAVIS

On this 5 day of August, 2022 before me, personally appeared Kimberly J. Jensen, 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.

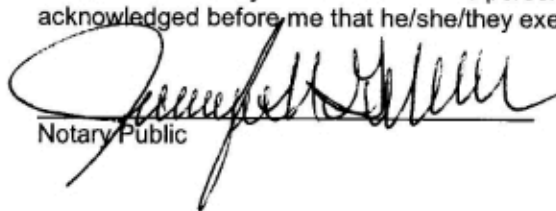

Notary Public



EXHIBIT A

Proposed LEGACY PARK ESTATES PHASE 1, being more particularly described as follows:

A part of the SE1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly line of Thurgood Circle Subdivision as recorded in the Davis County Recorder's Office at Map No. 4438, being S00°09'08"W 216.50 feet along the section line and N89°50'52"W 311.00 feet from the East Quarter Corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence along a Warranty Deed recorded as Entry No. 3018256 in Book 6759 at Page 81 in the Davis County Recorder's Office, S00°09'08"W 444.53 feet extending to the northerly line of a parcel in a Warranty Deed recorded as Entry No. 2575463 in Book 5176 at Page 369 in the Davis County Recorder's Office; thence along said northerly deed line East 47.00 feet; thence S00°09'08"W 74.06 feet to the northerly line of a parcel in a Quit Claim Deed recorded as Entry No. 1355728 in Book 2191 at Page 966 in the Davis County Recorder's Office; thence along said deed line the following five (5) courses, (1) Westerly along the arc of a non-tangent curve to the right having a radius of 440.00 feet (radius bears: N00°10'34"W) a distance of 114.15 feet through a central angle of 14°51'51" Chord: N82°44'39"W 113.83 feet; thence (2) N75°18'45"W 16.14 feet; thence (3) S00°21'55"E 62.13 feet; thence (4) N75°18'45"W 234.55 feet; thence (5) along the arc of a curve to the left with a radius of 500.00 feet a distance of 25.86 feet through a central angle of 02°57'48" Chord: N76°47'39"W 25.86 feet; thence N13°20'40"E 57.44 feet; thence N13°20'39"E 137.53 feet to the northerly line of a Quit Claim Deed recorded as Entry No. 3463641 in Book 7967 at Page 524 in the Davis County Recorder's Office; thence along said Deed S89°44'11"W 147.84 feet to the southerly boundary of Hawthorne Phase 3 Subdivision as recorded in the Davis County Recorder's Office at Map No. 3696; thence along said Hawthorne Phase 3 the following three (3) courses, (1) N00°12'36"E 121.92 feet; thence (2) S89°56'06"E 78.84 feet; thence (3) N00°14'25"E 181.55 feet the southerly line of a Warranty Deed recorded as Entry No. 2859235 in Book 6242 at Page 309 in the Davis County Recorder's Office; thence along said southerly line N89°58'37"E 150.00 feet to and along the southerly line of a Quit Claim Deed recorded as Entry No. 2147865 in Book 3979 at Page 971 in the Davis County Recorder's Office; thence along the easterly line of said Quit Claim Deed N00°08'11"E 4.96 feet to the southerly boundary of Thurgood Circle Subdivision as recorded in the Davis County Recorder's Office at Map No. 4438; thence along said southerly boundary S89°50'52"E 207.35 feet to the point of beginning.