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BK 8077 PG 194

E 3493940 B 8077 P 194-196
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/23/2022 9:35:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE

When recorded mail to:
978 Woodoak Lane
Salt Lake City, Utah 84117
Attention: Kevin P. Anglesey
191740

CORRECTIVE WARRANTY DEED

Mountain View Title & Escrow, Inc., a Utah Corporation, as Trustee for James A. Aland aka James Aland, hereinafter referred to as Grantor, does hereby convey, transfer, assign and deed to:

Ivory Development, LLC, a Utah Limited Liability Company

as Grantee of **Davis County, State of Utah**, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors right, title and interest in and to the following described real property, located in **Davis County, State of Utah**, more particularly described as follows:

See Legal Description on attached Exhibit "A" which by reference is made a part herewith. The real property described on Exhibit "A", corrects and amends previous deeds recorded with the Davis County Recorder of the State of Utah. Previous deeds did not include the NAD 83 Datum language.

Part of Davis County, State of Utah, Tax Parcel Number 13-047-0066

Subject to easements, restrictions, and rights of way of record by deed or by prescription.

The officer executing this deed certifies that this deed and the conveyance represented herein was in accordance with a resolution passed by the board of directors of the corporation. This deed executed and delivered in accordance with the terms and conditions of an Option and Purchase Agreement, dated September 12, 2005 and any and all Amendments thereto, which was entered into, by and between, James A. Aland and Ivory Land Corporation. The appointment of the Grantor herein, was to facilitate the multiple phases of the sale and purchase of real property in accordance with the Option and Purchase Agreement and Amendments thereto. Grantee named in the deed accepts title to the subject property, from the Grantor, with the express understanding that any warrants made within this Warranty Deed are warranted by James A. Aland, his successors, and assigns.

Witness the hand of said Grantor on the 23 day of August 2022.

Mountain View Title & Escrow, Inc., a Utah Corporation,
as Trustee for James A. Aland aka James Aland

By: 
Michael L. Hendry - President

State of Utah
County of Weber

On the 23rd day of August 2022, Michael L. Hendry as President of Mountain View Title & Escrow, Inc., a Utah Corporation, acknowledged to me, a Notary Public, in the State of Utah, that this deed was executed by the same, who duly acknowledged to me that he executed this deed in the capacity stated and in accordance with a resolution passed by its board of directors.



Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION
(COMMONLY REFERRED TO AS PHASE 13 TAKEDOWN)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; CLINTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 236, CRANEFIELD ESTATES PRUD NO. 10 AS RECORDED AS ENTRY NO. 3266141 IN THE DAVIS COUNTY RECORDER'S OFFICE; SAID POINT OF BEGINNING BEING S89°59'15"E 808.97 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00°00'00"E 152.46 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRANEFIELD ESTATES PRUD NO. 10 THE FOLLOWING NINE COURSES: 1) N10°30'58"W 125.37 FEET; 2) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 193.13 FEET, A DISTANCE OF 43.80 FEET, A CHORD DIRECTION OF N72°59'12"E AND A CHORD DISTANCE OF 43.71 FEET; 3) N23°30'38"W 159.70 FEET; 4) N20°18'42"E 311.10 FEET; 5) N00°00'00"E 291.89 FEET; 6) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1295.84 FEET, A DISTANCE OF 18.18 FEET, A CHORD DIRECTION OF S87°43'07"E AND A CHORD DISTANCE OF 18.18 FEET; 7) N00°00'00"E 110.31 FEET; 8) N27°36'48"W 55.83 FEET; 9) N07°31'38"W 43.61 FEET; THENCE N90°00'00"E 183.43 FEET; THENCE N00°00'00"E 9.85 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 790.10 FEET, A DISTANCE OF 11.71 FEET, A CHORD DIRECTION OF N00°25'29"W AND A CHORD DISTANCE OF 11.71 FEET; THENCE N82°07'38"E 118.94 FEET; THENCE S00°00'23"W 26.77 FEET; THENCE S03°05'03"E 90.18 FEET; THENCE N89°59'15"W 37.58 FEET; THENCE S00°00'45"W 125.00 FEET; THENCE S04°24'38"E 60.18 FEET; THENCE S00°00'45"W 112.44 FEET; THENCE S89°59'15"E 89.00 FEET; S00°00'45"W 156.00 FEET; THENCE N89°59'15"W 89.00 FEET; THENCE S00°00'45"W 112.54 FEET; THENCE S04°54'46"W 60.22 FEET; THENCE S00°00'00"E 146.02 FEET; THENCE N89°59'15"W 103.56 FEET; THENCE S00°00'45"W 134.18 FEET; THENCE N89°59'15"W 107.48 FEET; THENCE S00°00'45"W 83.36 FEET; THENCE N89°59'15"W 106.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 297,749 SQ FT OR 6.84 ACRES IN AREA

ROTATE BEARINGS 0°20'40" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.