

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

E 3515231 B 8177 P 867-869
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/23/2023 04:04 PM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR SYRACUSE CITY

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah corporation and Ivory Development, LLC, a Utah limited liability company, as their interests may appear

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 attached "EXHIBIT A"

Parcel Nos. 12-088-0181, 12-088-0178, 12-088-0180, and 12-088-0157 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 6 day of January, 2023.

Ivory Land Corporation, a Utah corporation

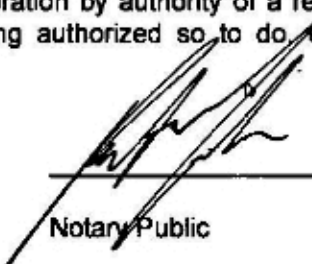


By: Kevin Anglesey
Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)

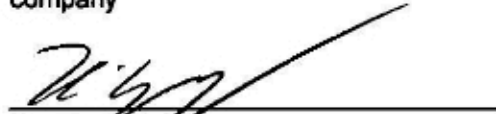
On January 6th, 2023, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.





Notary Public

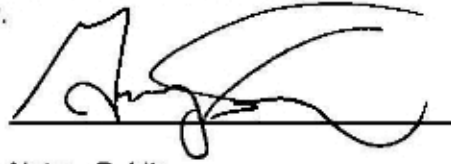
Ivory Development, a Utah limited liability company



By: Kevin Anglesey
Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)

On January 11, 2023, before me, a notary public, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he/she executed the same for its stated purpose on behalf of Ivory Development, a Utah limited liability company.



Notary Public



EXHIBIT A

The 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 seven (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.

Contains: 4.37 acres +/-
11 LOTS

BEARINGS IN THE BOUNDARY DESCRIPTION ARE BASED ON THE DAVIS COUNTY COORDINATE SYSTEM. ROTATE BEARINGS CLOCKWISE 0°20'25" FOR THE NAD83 EQUIVALENT BEARING