

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

## SPECIAL WARRANTY DEED

### IVORY LAND 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

**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:

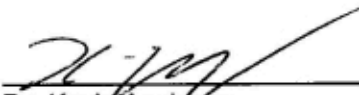
**See attached Exhibit A**

**Parcel No. 13-047-0074**

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

Dated this 26 day of January, 2023.

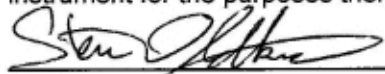
Ivory Land Corporation

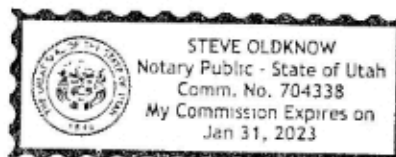
  
By: Kevin Anglesey  
Its: Secretary

State of Utah

County of Salt Lake

On the 26 day of January, 2023, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land 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



A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES \_\_\_\_\_

## BOUNDARY DESCRIPTION

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 A POINT BEING S89°59'15"E 1126.54 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00°00'00"E 370.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE N00°00'00"E 146.02 FEET; THENCE N04°54'46"E 60.22 FEET; THENCE N00°00'45"E 112.54 FEET; THENCE S89°59'15"E 89.00 FEET; THENCE N00°00'45"E 156.00 FEET; THENCE N89°59'15"W 89.00 FEET; THENCE N00°00'45"E 112.44 FEET; THENCE N04°24'38"W 60.18 FEET; THENCE N00°00'45"E 125.00 FEET; THENCE S89°59'15"E 37.58 FEET; THENCE N03°05'05"W 90.22 FEET; THENCE N78°04'15"E 183.70 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 366.01 FEET, A DISTANCE OF 35.02 FEET, A CHORD DIRECTION OF N14°40'21"W AND A CHORD DISTANCE OF 35.01 FEET; THENCE N17°03'58"W 3.08 FEET; THENCE N72°56'02"E 134.37 FEET; THENCE S01°20'39"W 38.62 FEET; THENCE S00°00'00"W 200.44 FEET; THENCE N90°00'00"E 120.00 FEET; THENCE N84°45'45"E 60.25 FEET; THENCE N90°00'00"E 112.00 FEET; THENCE N00°00'00"E 89.50 FEET; THENCE S90°00'00"E 118.35 FEET; THENCE S00°00'45"W 195.40 FEET; THENCE N89°59'15"W 140.09 FEET; THENCE S00°00'45"W 380.00 FEET; THENCE N89°59'15"W 66.00 FEET; THENCE S00°00'45"W 264.00 FEET; THENCE N89°59'15"W 330.00 FEET; THENCE N00°00'45"E 7.00 FEET; THENCE N89°59'15"W 204.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.28 ACRES IN AREA, 22 LOTS AND 2 PARCELS

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