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BK 8406 PG 1043

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/27/2023 03:19:53 PM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: OLD REPUBLIC TITLE  
(SOUTH OGDEN)

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

File number: 2380397MLH

## 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 Land 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. Property is identified between Grantor and Grantee as the 2023 takedown and consists of 11.29 acres.  
Davis County, State of Utah Tax Parcel Number 13-047-0073

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 is executed and delivered in accordance with the terms and conditions of an Option and Purchase Agreement dated September 12, 2005, and Amendments. The agreement was made by and between James A. Aland and Ivory Land Corporation. The appointment of the Grantor named 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. The Grantee named in this deed accepts title to the subject property, from the Grantor, with the express understanding that the warrants made within this Warranty Deed are warranted by the Estate of James Albert Aland aka James A. Aland.

Witness the hand of said Grantor on the 21 day of December 2023.

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 21 day of December 2023, 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

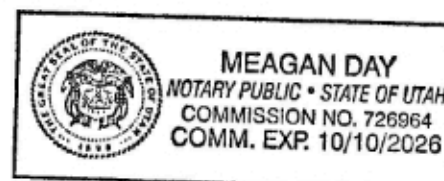


EXHIBIT A

File No.: 2380397MLH

LEGAL 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 1457.41 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00°00'00"E 1107.31 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE N00°00'00"E 200.44 FEET; THENCE N01°20'39"E 24.03 FEET; THENCE N34° 26'23"E 9.99 FEET; THENCE N33°48'45"E 198.36 FEET; THENCE N41°43'07"E 74.33 FEET; THENCE N48°50'31"W 19.82 FEET TO THE SOUTHERLY BOUNDARY LINE OF CRANEFIELD ESTATES PRUD PHASE 11 RECORDED AS ENTRY NUMBER 3347211, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE N29°19'35"E 60.74 FEET; 2) THENCE N18°59'32"E 99.82 FEET; 3) THENCE S81°06'30"E 15.53 FEET; 4) THENCE S89°54'40"E 766.00 FEET; 5) THENCE N59°49'59"E 69.46 FEET; AND 6) THENCE S89°54'40"E 120.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 3000 WEST STREET; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) S00°18'28"W 118.00 FEET; 2) THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 633.00 FEET, A DISTANCE OF 105.50 FEET, A CHORD DIRECTION OF S04°28'01"E, AND A CHORD DISTANCE OF 105.38 FEET; 3) THENCE S09°14'29"E 98.69 FEET; AND 4) THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 567.00 FEET, A DISTANCE OF 94.53 FEET, A CHORD DIRECTION OF S04°27'55"E, AND A CHORD DISTANCE OF 94.42 FEET TO THE NORTHERLY BOUNDARY OF GENTRY FARMS PHASE NO. 3 SUBDIVISION, RECORDED AS ENTRY NUMBER 1198387, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID GENTRY FARMS NO. 3 SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N89°44'32"W 795.80 FEET; AND 2) THENCE S00°00'45"W 138.51 FEET; THENCE N90°00'00"W 118.35 FEET; THENCE S00°00'00"W 89.50 FEET; THENCE N90°00'00"W 112.00 FEET; THENCE S84°45'45"W 60.25 FEET; THENCE N90°00'00"W 120.00 FEET TO THE POINT OF BEGINNING.

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

The following is for informational purposes only:  
Tax ID No. 13-047-0073