

Tax notice to be mailed to:  
978 Woodoak Lane  
Salt Lake City, UT 84117  
Attn: Kevin Anglesey

**WARRANTY DEED**

**Ivory Development, LLC, a Utah Limited Liability Company who inadvertently took title as  
Ivory Land Development, LLC, a Utah Limited Liability Company,**

hereinafter referred to as Grantor does hereby convey and warrant as to:

**Ivory Development, LLC, a Utah Limited Liability Company,  
as "Grantee"**

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

**See Attached Exhibit "A"  
Parcel Number: 13-047-0073**

Subject to easements, restrictions and rights of way of record by deed or by prescription. Together with any  
and all water rights appurtenant to the subject property.

The officer or authorized representative executing this deed certifies that this deed and the conveyance  
represented herein was in accordance with a resolution passed by its governing body authorizing the same.

**Ivory Development, LLC, a Utah Limited Liability Company**

*[Signature]* 5/24/24  
Kevin P. Anglesey, Governing Person Date

State of Utah  
County of Salt Lake

On the 24 day of May, 2024, personally appeared before me **Kevin P. Anglesey as Governing Person  
of Ivory Development, LLC, a Utah Limited Liability Company** who duly acknowledged to me that this  
deed was executed as the free and voluntary act of the same, in the capacity stated and in accordance with  
authorities granted the same under the terms and conditions of the operating agreement of the limited  
liability company.

*[Signature]*  
Notary Public

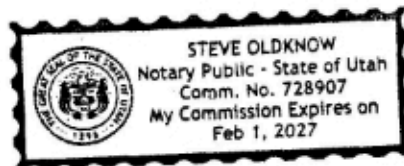


EXHIBIT "A"

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