

3573565
BK 8514 PG 638

E 3573565 B 8514 P 638-639
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/31/2024 02:51:09 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

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, 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:

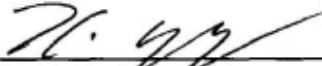
See attached Exhibit A

Parcel No. 13-047-0069, 13-047-0072, & 13-047-0073

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

Dated this 31 day of May, 2024.

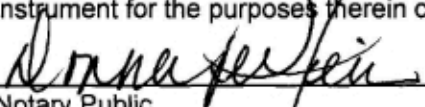
Ivory Land Corporation


By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 31 day of May, 2024, 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

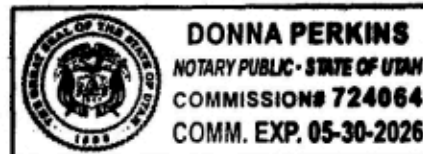


Exhibit A

CRANEFIELD 15 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 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° 19'46"E 38.61 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 N43° 31'47"E 47.05 FEET, 2) THENCE N33° 48'46"E 105.56 FEET, 3) N29° 19'35"E 181.39 FEET, 4) N18° 59'32"E 99.82 FEET, 5) S81° 06'30"E 15.53 FEET; 6) S89° 54'40"E 766.00 FEET; 7) N59° 49'57"E 69.46 FEET; AND 8) 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.

CONTAINS 11.29 ACRES IN AREA, 27 LOTS

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