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BK 8643 PG 569

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/10/2024 03:43:00 PM
FEE: \$40.00 Pgs: 4
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Ivory Development, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 180288-DMF

WARRANTY DEED

Phillip Scott Holland, a married man,

GRANTOR(S), of Kaysville, State of Utah, hereby conveys and warrants 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 11-091-0093, 11-091-0097 and 11-091-0098 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10th day of December, 2024.


Phillip Scott Holland

STATE OF UTAH

COUNTY OF DAVIS

On this 10th day of December, 2024, before me, personally appeared Phillip Scott Holland, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT NORTH 89°58'20" EAST 282.44 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 40° EAST 133.43 FEET; THENCE SOUTH 50° WEST 283.83 FEET; THENCE NORTH 40° WEST 173.47 FEET; THENCE NORTH 47°20' EAST 283.87 FEET; THENCE SOUTH 40° EAST 52.9138 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 133.87 FEET; THENCE SOUTH 50°00'00" WEST 3.41 FEET; THENCE NORTH 39°54'15" WEST 186.99 FEET; THENCE NORTH 47°20'00" EAST 3.1 FEET; THENCE SOUTH 40°00'00" EAST 53.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE WESTERLY LINE OF ANGEL STREET, SAID POINT ALSO BEING NORTH 89°50'20" EAST 282.44 FEET ALONG THE SECTION LINE AND SOUTH 40° EAST 217.57 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 40°00'00" WEST 24.14 FEET; THENCE SOUTH 50° WEST 283.83 FEET; THENCE SOUTH 40°00'00" EAST 293.03 FEET TO FENCE LINE; THENCE NORTH 52° EAST 125 FEET ALONG SAID FENCE LINE; THENCE NORTH 40° WEST 278.8 FEET; THENCE NORTH 50° EAST 159 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET, SOUTH 40°00'00" EAST 193.88 FEET AND SOUTH 50°00'00" WEST 2.52 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 15.77 FEET; THENCE SOUTH 50°00'00" WEST 1.02 FEET; THENCE NORTH 39°54'15" WEST 15.77 FEET; THENCE NORTH 50°00'00" EAST 1.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 20, 2024 AS ENTRY NO. 3595985 IN BOOK 8631 AT PAGE 962.

PARCEL 3:

BEGINNING SOUTH 89°54' EAST 223.46 FEET AND SOUTH 40° EAST 223.46 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 40° EAST 278.80 FEET ALONG THE WESTERLY LINE OF A ROAD; THENCE SOUTH 50° WEST 159 FEET; THENCE NORTH 40° WEST 278.8 FEET; THENCE NORTH 50° EAST 159 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET, SOUTH 40°00'00" EAST 193.88 FEET, SOUTH 50°00'00" WEST 2.52 FEET, AND SOUTH 40°00'00" EAST 15.77 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 278.8 FEET; THENCE SOUTH 50°00'00" WEST 1.49 FEET; THENCE NORTH 39°54'15" WEST 278.8 FEET; THENCE NORTH 50°00'00" EAST 1.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 20, 2024 AS ENTRY NO. 3595985 IN BOOK 8631 AT PAGE 962.