

3599757  
BK 8651 PG 49

E 3599757 B 8651 P 49-51  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/20/2024 09:11:04 AM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

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



File No.:

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## SPECIAL WARRANTY DEED

**Ivory Land Corporation, a Utah 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 EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-088-0076, 12-088-0106, 12-088-0122, 12-088-0111, 12-088-0183 (for reference purposes only)

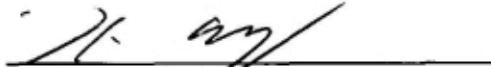
**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

**TAXED NOW KNOWN AS:** 12-088-0186  
12-088-0187  
12-088-0111  
12-088-0188  
12-088-0189  
12-088-0189

Dated this 12-18-24

Ivory Land Corporation, a Utah corporation



By: Kevin Anglesey  
Its: Secretary

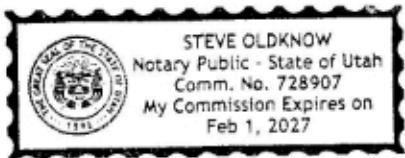
STATE OF UTAH

COUNTY OF SALT LAKE

On 18 day of December, 2024, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Land Corporation, a Utah corporation.



\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Proposed LEGACY PARK ESTATES SUBDIVISION PHASE 3, being more particularly described as follows:

A part of the Southeast Quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point S0°09'08"W 800.73 feet along the Section line and N89°50'52"W 1065.65 feet from the East Quarter Corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; running thence S00°20'43"W 85.00 feet; thence S00°09'23"E 255.00 feet; thence S89°58'04"W 178.78 feet; thence N00°01'56"W 7.28 feet; thence S89°58'04"W 111.86 feet; thence S00°01'56"E 38.74 feet; thence S89°58'04"W 340.43 feet to the easterly boundary line of Hawthorn Subdivision Phase 1, according to the official plat thereof, recorded June 10, 1997 as Entry No. 1328153, in Book 2140, at Page 385 in the Davis County Recorder's Office; thence along said plat N00°07'16"E 323.71 feet; thence N89°36'58"E 340.36 feet; thence N00°01'56"W 47.41 feet; thence N89°39'02"E 112.48 feet; thence S84°02'36"E 60.00 feet; thence N05°57'24"E 3.91 feet; thence N89°58'04"E 117.29 feet to the point of beginning.

(Bearings in the boundary description are based on the Davis County coordinate system. Rotate bearings clockwise 0°20'25" for the NAD83 equivalent bearing)