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BK 8705 PG 147

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KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
03/13/2025 10:55:23 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: OLD REPUBLIC TITLE
(COMMERCIAL)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

IVORY DEVELOPMENT, LLC
970 E. Woodoak Ln.
Salt Lake City, UT 84117

CHC: 500-1308
ORT: 2373524FA

APN: 06-310-0001

(space above for recorder's use only)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole ("**Grantor**"), hereby conveys and warrants against all who claim by, through or under Grantor, but only against Grantor's own actions (and no other), to **IVORY DEVELOPMENT, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 970 E. Woodoak Ln., Salt Lake City, UT 84117, all that certain real property located in Davis County, State of Utah, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference ("**Property**").

SUBJECT TO (i) current and future taxes and assessments and (ii) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other matters, rights or interests of record or would be disclosed by an accurate survey of the Property or an inspection of Property would disclose.

RESERVING specifically unto Grantor all water and water rights of any and all kinds appurtenant to the Property.

[signature to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 5th day of March, 2025.

GRANTOR:

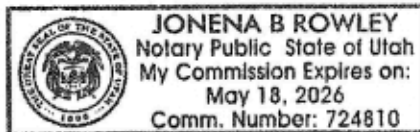
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Julie West
Name: Julie West JR
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 5th day of March, 2025, personally appeared before me Julie West, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for said Corporation, and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Jonena Rowley
Notary Public for the State of Utah

EXHIBIT A to Special Warranty Deed

Legal Description of Property

Lot 1, FOXBORO NORTH PLAT 12A, according to the Official Plat thereof on file and recorded November 6, 2008 as Entry No. 2403248 in Book 4652 at Page 99 in the Office of the Recorder of Davis County, State of Utah.

(For information purposes only: known as Tax ID No. 06-310-0001)