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BK 8779 PG 780

E 3623286 B 8779 P 780-782  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
06/27/2025 01:43:14 PM  
FEE: \$40.00 Pgs: 3  
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.: \_\_\_\_\_

## 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 EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 13-047-0056 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 6/27/2025

Ivory Land Corporation



By: Kevin Anglesey  
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 27 day of June, 2025, 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.

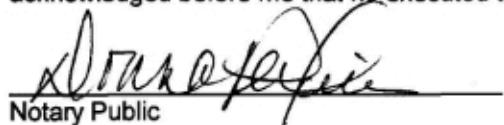
  
Notary Public

EXHIBIT A

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; CLINTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N90°00'00"E 687.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 20; AND RUNNING THENCE N00°00'00"E 92.00 FEET; THENCE N13°16'03"E 55.93 FEET; THENCE N00°00'00"E 146.65 FEET; THENCE N84°08'36"E 173.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A DISTANCE OF 51.92 FEET, A CHORD DIRECTION OF N14°03'20"E, AND A CHORD DISTANCE OF 51.80 FEET; THENCE N90°00'00"E 126.65 FEET; THENCE N55°34'49"E 40.55 FEET; THENCE N90°00'00"E 148.68 FEET; THENCE N80°34'57"E 66.61 FEET; THENCE S00°00'00"E 430.90 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1016.04 FEET, A DISTANCE OF 2.16 FEET, A CHORD DIRECTION OF S89°56'21"W, AND A CHORD DISTANCE OF 2.16 FEET; THENCE N90°00'00"W 299.14 FEET; THENCE S00°00'00"E 66.00 FEET; THENCE N90°00'00"W 271.59 FEET; THENCE N00°00'00"E 102.00 FEET TO THE POINT OF BEGINNING.