

3624861
BK 8787 PG 275

E 3624861 B 8787 P 275-277
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
07/10/2025 12:23:04 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.: 190682-DMF

SPECIAL WARRANTY DEED

David D. Jenkins, Successor Trustee of The Don E. Jenkins Trust, dated the 6th day of January 2003,

GRANTOR(S), of South Jordan, 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.: 12-110-0152 and 12-110-0153 (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 10th day of July, 2025.

The Don E. Jenkins Trust, dated the 6th day of
January 2003

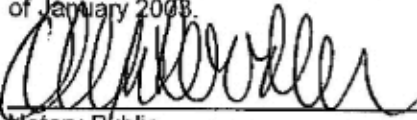
BY: 

David D. Jenkins
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of July, 2025, before me, personally appeared David D. Jenkins, 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 on behalf of The Don E. Jenkins Trust, dated the 6th day of January 2003.


Notary Public

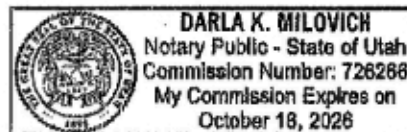


EXHIBIT A
Legal Description

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GENTILE STREET, SAID POINT BEING S89°50'39"E 296.53 FEET AND S00°00'00"E 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 AND RUNNING THENCE S89°50'39"E 240.11 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.50 FEET, A DISTANCE OF 19.64 FEET, A CHORD DIRECTION OF S45°08'51"W, AND A CHORD DISTANCE OF 17.68 FEET; THENCE S00°08'42"W 55.85 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 279.00 FEET, A DISTANCE OF 109.00 FEET, A CHORD DIRECTION OF S11°20'15"W, AND A CHORD DISTANCE OF 108.31 FEET; THENCE S89°51'18"E 102.00 FEET; THENCE S00°08'42"W 29.02 FEET; THENCE S00°20'07"E 118.98 FEET; THENCE S00°08'42"W 95.00 FEET; THENCE S11°56'33"E 59.32 FEET; THENCE S00°08'42"W 95.00 FEET; THENCE S89°51'18"E 19.00 FEET; THENCE S00°08'42"W 455.20 FEET; THENCE N89°51'18"W 21.00 FEET; THENCE S00°08'42"W 95.00 FEET; THENCE S02°37'30"E 62.07 FEET; THENCE S00°08'42"W 103.52 FEET; THENCE N89°51'18"W 323.00 FEET; THENCE N00°08'42"E 99.14 FEET; N89°48'04"W 264.76 FEET; THENCE N00°11'56"E 100.00 FEET; THENCE S89°48'04"E 264.66 FEET; THENCE N00°08'42"E 1087.22 FEET TO THE SOUTHERLY RIGHT OF WAY OF GENTILE STREET AND TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING ON THE EAST LINE OF STREET AT A POINT 1220 FEET SOUTH ALONG THE SECTION LINE AND 33 FEET EAST OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 264 FEET; THENCE NORTH 100 FEET; THENCE WEST 264 FEET TO THE EAST LINE OF SAID STREET; THENCE SOUTH 100 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.