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BK 8881 PG 1461

E 3644110 B 8881 P 1461-1468
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
11/24/2025 03:33:17 PM
FEE: \$40.00 Pgs: 8
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 179913-DMF

SPECIAL WARRANTY DEED

Motta Family Farm LLC, a Utah limited liability company,

GRANTOR(S), of Layton, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Ivory Land Corporation, a Utah corporation,

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.: 12-110-0338 and 12-110-0203 (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 14th day of November, 2025.

Motta Family Farm LLC, a Utah limited liability company

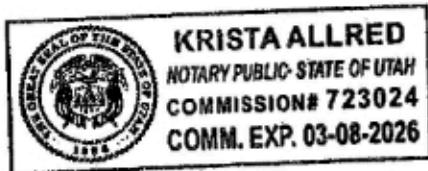
BY: Laurie M Eccleston
Laurie M. Eccleston
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 14th day of November, 2025, before me, personally appeared Laurie M. Eccleston, 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 Motta Family Farm LLC, a Utah limited liability company.


Notary Public



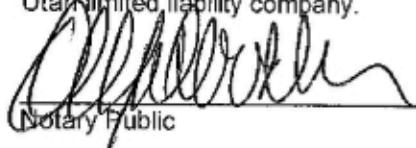
Motta Family Farm LLC, a Utah limited liability
company

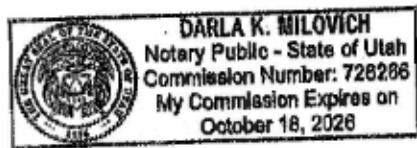
BY: 
David Motta
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 24 day of November, 2025, before me, personally appeared David Motta, 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 Motta Family Farm LLC, a Utah limited liability company.


Notary Public



Motta Family Farm LLC, a Utah limited liability company

BY: Jeffrey Motta
Jeff Motta
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 11th day of November, 2025, before me, personally appeared Jeff Motta, 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 Motta Family Farm LLC, a Utah limited liability company.

Krista Allred
Notary Public



Motta Family Farm LLC, a Utah limited liability
company

BY: Cheryl Morris
Cheryl M. Morris
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of November, 2025, before me, personally appeared Cheryl M. Morris, 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 Motta Family Farm LLC, a Utah limited liability company.

Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Motta Family Farm LLC, a Utah limited liability company

BY: Julie M. Knighton
Julie M. Knighton
Manager

STATE OF CALIFORNIA

COUNTY OF Riverside

On this 17 day of November, 2025, before me, personally appeared Julie M. Knighton, 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 Motta Family Farm LLC, a Utah limited liability company.

Julie Serrato
Notary Public



Motta Family Farm LLC, a Utah limited liability
company

BY: Amy Motta
Amy Motta
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 11th day of November, 2025, before me, personally appeared Amy Motta, 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 Motta Family Farm LLC, a Utah limited liability company.

Alexus Dredge
Notary Public

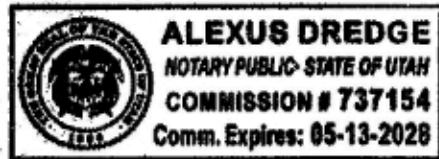


EXHIBIT A
Legal Description

Proposed MOTTA AT THREE FARMS SUBDIVISION, being more particularly described as follows:

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 SOUTH RIGHT OF WAY OF GENTILE STREET, SAID POINT OF BEGINNING BEING S89°50'39"E 956.53 FEET AND S00°00'00"E 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY S89°50'39"E 363.00 FEET; THENCE S00°13'10"W 199.89 FEET; THENCE S00°11'41"W 453.12 FEET; THENCE S89°48'05"E 708.64 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARCEL #12-110-0360, RECORDED AS ENTRY #3524324, BK: 8230, PG: 1003-1009 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING ONE (1) COURSE: 1) S00°11'55"W 913.05 FEET; THENCE N89°48'05"W 708.25 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PARCEL #12-110-0339, RECORDED AS ENTRY #3500376, BK: 8101, PG: 253-254 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) N00°11'56"E 279.73 FEET; 2) N89°49'48"W 362.15 FEET TO A POINT THAT IS THE SOUTHEAST CORNER OF PARCEL #12-110-0381, RECORDED AS ENTRY #1823365, BK: 3208, PG: 487 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY AND THE EASTERLY BOUNDARY OF PARCEL #12-110-0013, RECORDED AS ENTRY #3580252, BK: 8548, PG: 511 AND PARCEL #12-110-0373, RECORDED AS ENTRY #3580252, BK: 8548, PG: 511-512 AT THE DAVIS COUNTY RECORDER'S OFFICE N00°08'42"E 1286.24 FEET TO THE POINT OF BEGINNING.

ROTATE BEARING 00°20'48" CLOCKWISE TO ACHIEVE NAD83 BEARINGS.