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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/18/2022 9:49:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah Limited Liability Company

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 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.: 06-031-0035 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 16 day of November, 2022.

Ivory Development, LLC, a Utah Limited Liability
Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16 day of November, 2022, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

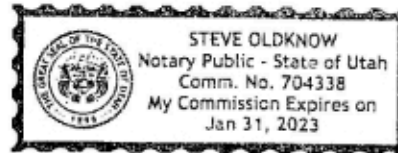


EXHIBIT A
Legal Description

A parcel of land, situate in the West Half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of the Utah Power and Light Company Property, said point being North 00°18'31" East 814.29 feet along the section line (NAD83 Bearing being North 0°38'33" East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference Plat) and North 89°41'29" West 787.02 feet from the Center Quarter Corner of said Section 23 and running thence: South 28°08'00" West 1200.48 feet along the westerly line of the Utah Power and Light Company Property to a fence line; thence North 89°51'19" West 1287.90 feet along a fence line to the section line; thence North 0°05'15" East 229.85 feet along the section line to the West Quarter Corner of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence South 89°56'35" West 1019.62 feet along the quarter section line to the easterly right of way line of Legacy Highway; thence northeasterly 417.88 feet along the arc of a 1892.06 foot radius curve to the right, (center bears South 62°15'48" East and long chord bears North 34°03'50" East 417.03 feet, with a central angle of 12°39'16") along the easterly right of way line of Legacy Highway to a Right of Way Marker; thence North 40°23'27" East 740.76 feet; thence South 67°09'57" East 329.97 feet; thence North 00°07'55" West 81.00 feet; thence Northerly 123.77 feet along the arc of a 175.00 feet-foot radius tangent curve to the right (center bears North 89°52'05" East and the long chord bears North 20°07'46" East 121.21 feet with a central angle of 40°31'22"); thence North 40°23'27" East 130.99 feet; thence South 49°36'33" East 264.40 feet; thence North 89°51'41" East 295.04 feet; thence Southerly 35.00 feet along the arc of a 975.00 feet-foot radius non-tangent curve to the left (center bears South 88°46'49" East and the long chord bears South 00°11'29" West 35.00 feet with a central angle of 02°03'25"); thence North 89°51'41" East 493.49 feet; thence Southerly 81.14 feet along the arc of a 975.00 feet-foot radius non-tangent curve to the left (center bears North 89°09'46" East and the long chord bears South 03°13'16" East 81.12 feet with a central angle of 04°46'06"); thence North 89°51'41" East 446.80 feet; thence Northerly 34.10 feet along the arc of a 1025.00 feet-foot radius non-tangent curve to the right (center bears North 84°39'43" East and the long chord bears North 04°23'05" West 34.10 feet with a central angle of 01°54'23"); thence North 89°51'41" East 290.57 feet to the Point of Beginning. (aka Belmont Farms fka Brookside Ranch West Take 1)

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah Limited Liability Company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 144659-DMF

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah Limited Liability Company

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 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.: 06-031-0034, 06-031-0033, 06-031-0032, 06-030-0056 and 06-032-0022 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of July, 2022.

Ivory Development, LLC, a Utah Limited Liability
Company

BY: [Signature]
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1st day of July, 2022, 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/she/they executed the same on behalf of Ivory Development, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

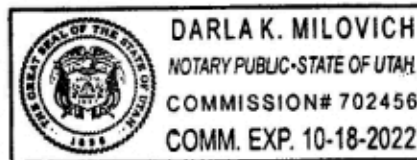


EXHIBIT A Legal Description

PARCEL 1:

A parcel of land, situate in the West Half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the Westerly line of the Utah Power and Light Company Property, said point being North 00°18'31" East 814.29 feet along the section line (NAD83 Bearing being North 00°38'33" East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference Plat) and North 89°41'29" West 787.02 feet from the Center Quarter Corner of said Section 23 and running thence: South 89°51'41" West 290.57 feet; thence Southerly 34.10 feet along the arc of a 1025.00-foot radius non-tangent curve to the left (center bears North 86°34'06" East and the long chord bears South 04°23'05" East 34.10 feet with a central angle of 01°54'23"); thence South 89°51'41" West 446.80 feet; thence Northerly 81.14 feet along the arc of a 975.00-foot radius non-tangent curve to the right (center bears North 84°23'41" East and the long chord bears North 03°13'16" West 81.12 feet with a central angle of 04°46'06"); thence South 89°51'41" West 493.49 feet; thence Northerly 35.00 feet along the arc of a 975.00-foot radius non-tangent curve to the right (center bears North 89°09'46" East and the long chord bears North 00°11'29" East 35.00 feet with a central angle of 02°03'25"); thence South 89°51'41" West 295.04 feet; thence North 49°36'33" West 264.40 feet; thence South 40°23'27" West 130.99 feet; thence Southerly 123.77 feet along the arc of a 175.00-foot radius tangent curve to the left (center bears South 49°36'33" East and the long chord bears South 20°07'46" West 121.21 feet with a central angle of 40°31'22"); thence South 00°07'55" East 81.00 feet; thence North 67°09'57" West 329.97 feet to the Easterly right-of-way line of Legacy Highway; thence North 40°23'27" East 1543.20 feet along said right-of-way; thence North 89°59'38" East 1661.84 feet along a line parallel to the North line of said Section 23 to the West line of Lot "A", Jessi's Meadow PUD Subdivision; thence South 05°17'44" East 273.38 feet along said West line to the Westerly line of the Utah Power and Light Property; thence South 28°08'00" West 1118.60 feet along the Utah Power and Light Property to the Point of Beginning.

PARCEL 2:

A parcel of land, situate in the West Half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the West line of a Davis County Parcel (1450 West Street per that Quit Claim Deed Dated Nov. 16, 1964 in Book 304, Page 677, Entry No. 275276), said point being North 00°18'31" East 125.99 feet along the section line (NAD83 Bearing being North 00°38'33" East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference Plat) and North 89°41'29" West 137.73 feet from the Center Quarter Corner of said Section 23 and running thence: South 04°14'09" East 265.23 feet along said West line of a Davis County Parcel; thence North 88°28'58" West 61.14 feet; thence South 89°43'43" West 285.20 feet; thence North 89°57'23" West 477.80 feet the Easterly line of the Utah Power and Light Company Property; thence North 28°08'00" East 346.41 feet along said Easterly line; thence North 88°41'29" East 251.60 feet; thence Easterly 143.32 feet along the arc of a 50.00-foot radius non-tangent curve to the left (center bears North 88°41'29" East and the long chord bears South 83°25'20" East 99.05 feet with a central angle of 164°13'38"); thence South 75°32'09" East 145.32 feet; thence North 89°53'21" East 150.53 feet to the Point of Beginning.

PARCEL 3:

Beginning at a point South 89°59'38" West 2,515.60 feet and South 00°10'18" East 1,062.61 feet from the

Northeast corner of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence South 89°49'42" West 367.64 feet to an existing fence; thence along said fence South 05°14'50" East 184.54 feet; thence North 89°49'42" East 351.31 feet; thence North 00°10'18" West 183.82 feet to the point of beginning.

PARCEL 3A:

A 50 foot right-of-way, the centerline of which is described as:

Beginning on the North line of 400 North Street, South 89°59'33" West 2,515.60 feet and South 00°10'18" East 2,231.29 feet from the Northeast corner of said Section 23; thence North 00°10'18" West 1,368.68 feet.