When Recorded Mail to: Donald Lee 2655 North 640 West Lehi, UT 84043 ENT 67815:2012 PG 1 of 2

Jeffery Smith

Utah County Recorder

2012 Aug 13 04:03 PM FEE 14.00 BY EO

RECORDED FOR Cottonwood Title Insurance Age
ELECTRONICALLY RECORDED



CTIA No. 53352-KF

RESPA

SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Donald Lee a married person Grantee for the sum of ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in County, State of Utah: Utah See attached Exhibit A Tax ID Number: 49-723-0203 (for reference purposes only) SUBJECT TO: Easements, restrictions and rights of way appearing of record or enforceable in law and equity, and existing fence lines. , 20 1 2 day of Ivory Homes, Ltd., a Utah limited partnership By: Value LC, a Utah limited liability company, General Partner By: Richard Lifferth, its Secretary State of Utah) :SS County of Salt Lake) , 20 12, personally appeared before me, Richard Lifferth, who On the \underline{lo} day of $\underline{}$ being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is General

Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of

said Partnership and said Richard Lifferth acknowledged to me that the said partnership executed the same.

KYLE D. JOHNSON

NOTES PUBLIC • STATE OF UTAH

COMM. EXP. C5-03-2015

Notary Public

File No. 53352-KF

EXHIBIT A PROPERTY DESCRIPTION

All of Lot No. 203, contained within PARK ESTATES AT IVORY RIDGE, PLAT "B", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 44341:2011 of official records (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Parkside at Ivory Ridge, recorded as Entry No. 88080:2010 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, subject to the provisions of the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the official records of the Utah County Recorder.

Tax Id No. 49-723-0203