

**RESPA**

When Recorded Mail to:  
David Anderton and Murmoray Anderton  
5187 West Sandwell Drive  
West Valley City, UT 84120

11458933  
08/27/2012 04:11 PM \$14.00  
Book - 10049 Pg - 9720-9721  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
COTTONWOOD TITLE  
BY: EAP, DEPUTY - WI 2 P.

**Cottonwood Title**  
INSURANCE AGENCY, INC.  
CTIA No. 53180-BF

## 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

David Anderton and Murmoray Anderton, husband and wife, as joint tenants,

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  
Salt Lake County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Tax ID Number: 14-25-229-001 (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.

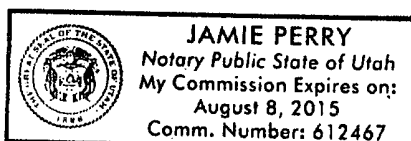
Witness, the hand of said Grantor, this 24<sup>th</sup> day of August, 2012.

**Ivory Homes, Ltd., a Utah limited partnership**  
By: Value LC, a Utah limited liability company, General Partner

Richard Lifferth  
By: Richard Lifferth, its Secretary

State of Utah )  
                              :SS  
County of Salt Lake )

On the 24<sup>th</sup> day of August, 2012, personally appeared before me, Richard Lifferth, who 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.



Richard Lifferth  
Notary Public

**EXHIBIT A**

All of Lot No. 507, contained within HIGHBURY PLACE PHASE 5 PUD, a Planned Unit Development, as the same is identified in the Record of Plat Map recorded in Salt Lake County, Utah, as Entry No. 11270657 in Book 2011P at Page 138 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Neighborhood Declaration of Covenants, Conditions and Restrictions for Highbury Place, a part of the expandable Highbury Commons at Lake Park Planned Unit Development, recorded in Salt Lake County, Utah as Entry No. 10292560 in Book 9544 at Page 7794 (as said Declaration may have heretofore been amended or supplemented), together with a non-exclusive right to use the Common Area and Facilities, subject to provisions hereof and the Master Declaration recorded in Salt Lake County, Utah as Entry No. 9868362 in Book 9362 at Page 804 of the Official Records.