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Rhonda Francis Summit County Recorder

07/26/2023 01:34:17 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:
Ivory Homes, Ltd., a Utah limited partnership
978 Woodoak Lane
Salt Lake City 84117



File No.: 170777-DMF

SPECIAL WARRANTY DEED

Estates Managers, LC, 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 Homes, Ltd., a Utah limited partnership,

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 **Summit County**, State of Utah:

Lots 212 and 215, STEWART RANCHES SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TAX ID NO.: STRS-2-212 and STRS-2-215 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 25 day of July, 2023.

Estates Managers, LC, a Utah limited liability company

By: Management Partners US LLC,
a Nevada limited liability company

Its: Manager

BY: Richard G. Matthews
Richard G. Matthews
Authorized Signor

STATE OF UTAH

COUNTY OF Salt Lake

On 25th day of July, 2023, before me, personally appeared Richard G. Matthews, 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 Management Partners US LLC, a Nevada limited liability company which entity is named as Manager to Estates Managers, LC, a Utah limited liability company.

Elene V Campbell
Notary Public

