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Rhonda Francis Summit County Recorder

03/07/2024 11:07:45 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

176394-DMF

**WHEN RECORDED RETURN TO:**

Ivory Homes, LTD., a Utah limited partnership

978 E. Woodoak Lane

Salt Lake City, UT 84117

**SPECIAL WARRANTY DEED**

**THIS INSTRUMENT** is executed as of the 7<sup>th</sup> day of March, 2024 by **ESTATES MANAGERS, L.C.**, a Utah limited liability company ("**Grantor**"), whose address is P.O. Box 520370, Salt Lake City, Utah 84125, in favor of **IVORY HOMES, LTD.**, a Utah limited partnership ("**Grantee**"), whose address is 978 East Woodoak Lane, Salt Lake City, Utah 84117.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledges, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Summit County, Utah, described as follows:

Lots 103 and 105, STEWART RANCHES SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Summit County Recorder on March 22, 2022 as Entry No. 1185691.

ALSO:

Lots 213 and 223, STEWART RANCHES SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the office of the Summit County Recorder on March 22, 2022 as Entry No. 1185692.

ALSO:

Lots 401, 405 and 406, STEWART RANCHES SUBDIVISION PHASE 4, according to the official plat thereof as recorded in the office of the Summit County Recorder on March 22, 2022 as Entry No. 1185693.

Tax Id No.: STRS-1-103, STRS-1-105, STRS-2-213, STRS-2-223, STRS-4-401, STRS-4-405 and STRS-4-406

**SUBJECT TO:** current taxes and assessments, rights-of-way, easements, covenants, restrictions, reservations and other matters of record, facts, rights, interests or claims that could be ascertained by an inspection of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

[Remainder of page intentionally left blank; signature and acknowledgement on following page.]

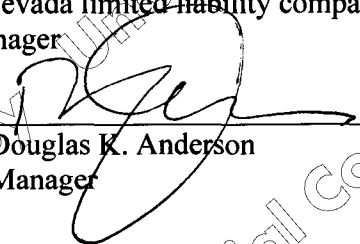
**GRANTOR** has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

**GRANTOR:**

**ESTATES MANAGERS, LC,**  
a Utah limited liability company

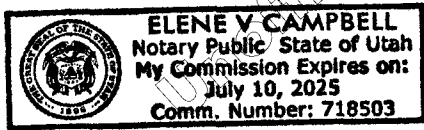
By: **MANAGEMENT PARTNERS US LLC,**  
a Nevada limited liability company

Its: Manager

By:   
Douglas K. Anderson  
Manager

STATE OF UTAH )  
 )ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2024 by Douglas K. Anderson in his capacity as Manager of Management Partners US LLC, a Nevada limited liability company which entity is named as Manager of Estates Managers, LC, a Utah limited liability company.



  
NOTARY PUBLIC

My commission expires:

7.10.25

Residing At:

 , Utah