

01228792 B: 2842 P: 1326

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Rhonda Francis Summit County Recorder

12/11/2024 10:53:10 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

178202-DMF
WHEN RECORDED RETURN TO
AND SEND TAX NOTICES TO:

Ivory Homes, Ltd.
978 East Woodoak Lane
Salt Lake City, UT 84117

Tax Parcel No. STRS-3-314, STRS-3-315, STRS-3-316, STRS-3-317, STRS-3-318, STRS-3-319,
STRS-3-320, STRS-3-321, STRS-3-322 and STRS-3-323

SPECIAL WARRANTY DEED

Estates Manager, LC/Ivory Homes, Ltd.

THIS INSTRUMENT is effective as of the 10th day of December, 2024, and executed by **ESTATES MANAGERS, LC**, 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 acknowledged, 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 314 through 323, inclusive, STEWART RANCHES SUBDIVISION PHASE 3, according to the official plat thereof as recorded in the office of the Summit County Recorder on April 15, 2024 as Entry No. 1218170.

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, restrictions, reservations and other matters of record, including, without limitation, the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Stewart Ranches, recorded March 22, 2022 as Entry No. 1186689 in Book 2730 at Pag 606 of Official Records, which shall run with, and be binding on, the Property, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

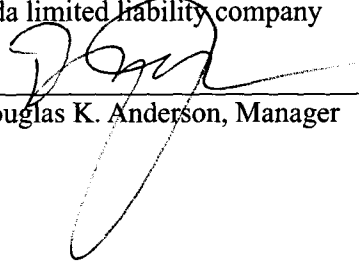
[Remainder of page intentionally left blank; signature and acknowledgement on following page]

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

GRANTOR:

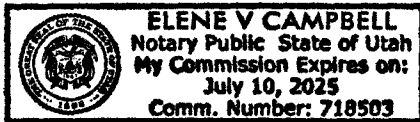
ESTATES MANAGERS, LC,
a Utah limited liability company,
by its Manager:

MANAGEMENT PARTNERS US LLC,
a Nevada limited liability company

By: 
Douglas K. Anderson, Manager

State of Utah)
)ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of December, 2024, by Douglas K. Anderson, Manager of Management Partners US LLC, Manager of Estates Managers, LC.




Notary Public

My Commission Expires:
7.10.25

Residing At:
Sandy, Utah