

Rhonda Francis Summit County Recorder

12/17/2024 03:19:31 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

104929-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 17th day of December, 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 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:

PARCEL 1:

Lot 106, STEWART RANCHES SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 2:

Lot 203, STEWART RANCHES SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 3:

Lot 407, STEWART RANCHES SUBDIVISION PHASE 4, according to the official plat thereof as recorded in the office of the Summit County Recorder.

Tax Id No.: STRS-1-106, STRS-2-203 and STRS-4-407

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.

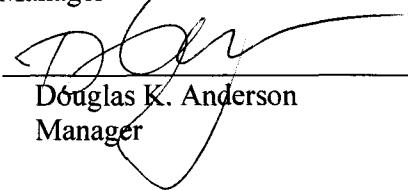
[Remainder of page intentionally left blank; signature and acknowledgement on following page.]

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

GRANTOR:

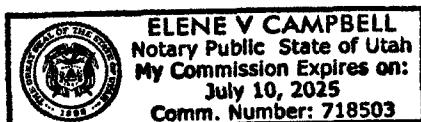
ESTATES MANAGERS, LC,
a Utah limited liability company

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

By: 
Douglas K. Anderson
Manager

STATE OF UTAH)
)
COUNTY OF Salt Lake)
)ss.

The foregoing instrument was acknowledged before me this 17th day of December, 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.



Elene Campbell
NOTARY PUBLIC

My commission expires:

7/10/25

Residing At:

Sender, Utah