

When Recorded Mail to:
Ivory Homes, LLC
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117

01232021 B: 2851 P: 0036
Page 1 of 2
Gregory R. Wolbach, PLS
Summit County Recorder-Surveyor
02/27/2025 09:58:48 AM Fee \$40.00
By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



**COTTONWOOD
TITLE**

CTIA No.: 187103-TOF

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Towns, LLC, a Utah limited liability company, 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
County, State of Utah:

Summit

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: FC-3-302-AM, FC-3-303-AM, FC-3-304-AM, FC-3-305-AM, FC-3-306-AM, FC-3-307, FC-3-308, FC-3-309 and FC-3-310 (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.

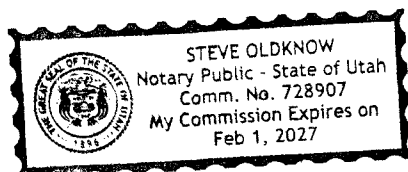
Witness, the hand of said Grantor, this 26 day of February, 2025.

**Ivory Development, LLC,
a Utah limited liability company**

By: Kevin P. Anglesey, its Secretary

State of Utah)
 :SS
County of Salt Lake)

On the 26 day of February, 2025, personally appeared before me, Kevin P. Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said limited liability company executed the same.



Notary Public

EXHIBIT A

Lots 302 through 306, inclusive, FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS 301-306 & 311-314 AMENDED, according to the official plat thereof as recorded in the office of the Summit County Recorder.

ALSO:

Lots 307 through 310, inclusive, FRANCIS COMMONS SUBDIVISION PHASE 3, according to the official plat thereof as recorded in the office of the Summit County Recorder.