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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

03/07/2025 04:44:42 PM Fee \$40.00

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

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



File No.: 187488-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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: STRS-1-101, STRS-1-102, STRS-1-107, STRS-1-108, STRS-2-204, STRS-2-206 and STRS-2-216 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 7th day of March, 2025.

Estates Managers, LC, a Utah limited liability company

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

Its: Manager

BY: [Signature]

Douglas K. Anderson
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 7th day of March, 2025, before me, personally appeared Douglas K. Anderson, 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 Estates Managers, LC, a Utah limited liability company.

[Signature]
Notary Public

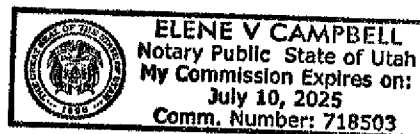


EXHIBIT A
Legal Description

PARCEL 1:

Lots 101, 102, 107 and 108, STEWART RANCHES SUBDIVISION PHASE 1, according to the official plat thereof as recorded March 22, 2022 as Entry No. 1185691 in Book 2730 at Page 734 in the office of the Summit County Recorder.

PARCEL 2:

Lots 204, 206 and 216, STEWART RANCHES SUBDIVISION PHASE 2, according to the official plat thereof as recorded March 22, 2022 as Entry No. 1185692 in Book 2730 at Page 735 in the office of the Summit County Recorder.