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

Gregory R. Wolbach, PLS  
Summit County Recorder-Surveyor  
04/11/2025 11:52:31 AM Fee \$54.00  
By COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded



**COTTONWOOD  
TITLE**

CTIA No.: 188792-TOF

## SPECIAL WARRANTY DEED

**Ivory Homes, Ltd., a Utah limited partnership**, 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

Lots 307 through 323, STEWART RANCHES SUBDIVISION PHASE 3, according to the official plat thereof as recorded in the office of the Summit County Recorder.

**TAX ID NO.: STRS-3-307, STRS-3-308, STRS-3-309, STRS-3-310, STRS-3-311, STRS-3-312, STRS-3-313, 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 (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.

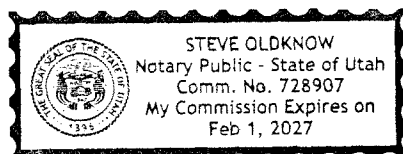
Witness, the hand of said Grantor, this 11 day of APRIL, 2025.

**Ivory Homes, Ltd., a Utah limited partnership**  
**By: Value LC, a Utah limited liability company, General Partner**

  
**By: Ryan R. Tesch, its Secretary**

State of Utah )  
                                  :SS  
County of Salt Lake )

On the 11 day of APRIL, 2026, personally appeared before me, Ryan R. Tesch, who being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is General Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said Partnership and said Ryan R. Tesch acknowledged to me that the said partnership executed the same.



  
Notary Public