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When Recorded Mail to:

Ivory Towns, LLC
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117

Page 1 of 1

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



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

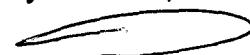
Lots 307 through 323, STEWART RANCHES SUBDIVISION PHASE 3, according to the official plat thereof as recorded in the office of the Summit County Recorder.

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.

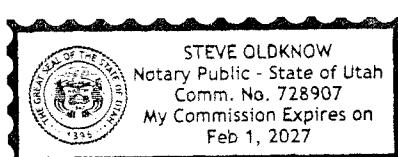
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner



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