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Page 1 of 1

Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

08/22/2025 03:50:37 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

When Recorded Mail to:

Ivory Homes, Ltd

c/o Ryan R. Tesch

978 Woodoak Lane

Salt Lake City, UT 84117



CTIA No.: 192449-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

Lots 201 through 208, FRANCIS COMMONS SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TAX ID NO.: FC-2-201 through FC-2-208 (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 22 day of August, 2025.

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

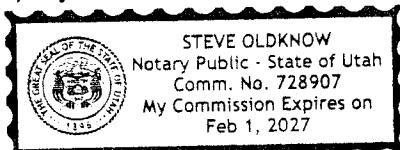

By: Kevin P. Anglesey, its Secretary

State of Utah)

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County of Salt Lake)

On the 22 day of August, 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