ENT 127848:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Dec 28 03:07 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Pipera Investments, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

COTTONWOOD TITLE

CTIA No.: 164926-RCF

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

Pipera Investments, 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:

Utah

Lot 359, RIDGEVIEW PLAT B-2, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 51-701-0359 (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 27 day of Dec, 2022.

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 27 day of Dec, 2022, 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 the 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.

RYAN T CHATWIN
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires November 10, 2025
COMMISSION NUMBER 721441

Notary Public