

WHEN RECORDED MAIL TO:  
Zachary J. Dykman and Taylor L. Dykman  
6858 West 8100 South  
West Jordan, UT 84081

13125849  
11/15/2019 4:32:00 PM \$40.00  
Book - 10860 Pg - 9054-9055  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.



## 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

Zachary J. Dykman and Taylor L. Dykman, a married couple

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

Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.: 20-34-182-013** (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 15 day of November, 2019.

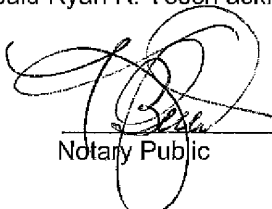
**Ivory Homes, Ltd., a Utah limited partnership**  
By: Value LC, a Utah limited liability company, General Partner

  
By: Ryan R. Tesch, its Secretary

State of Utah )  
                          : ss  
County of Salt Lake )

On the 15 day of November, 2019, 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.



  
Notary Public

## **EXHIBIT A**

Lot 326, OAKRIDGE PARK SUBDIVISION PHASE 3, as shown in the Declaration recorded September 28, 2017 as Entry No. 12626056 in Book 10603 at Page 5879 and Amended on August 29, 2018 as Entry No. 12838596 in Book 10707 at Page 4055 and Amended on February 19, 2019 as Entry No. 12935820 in Book 10753 at Page 6831 and on the Final Plat recorded February 11, 2019 as Entry No. 12932105 in Book 2019P at Page 60 in the records of the County Recorder of Salt Lake County, Utah, together with an easement of use and enjoyment in and to the Common Area and Facilities, as the same are established and identified in the Declaration and Final Plat.