

WHEN RECORDED MAIL TO:  
Due North Partners, LLC, a Utah limited liability  
company  
1514 East Waldrum Circle  
Millcreek, UT 84106

13429110  
10/16/2020 3:54:00 PM \$40.00  
Book - 11040 Pg - 5679  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 1 P.



CTIA No.: 133610-KBF

### 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

Due North Partners, 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:

Salt Lake

Lot 4, MILLSTONE CHASE SUBDIVISION, according to the official plat thereof as recorded in the office  
of the Salt Lake County Recorder.

**TAX ID NO.:** 16-33-129-049 (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.

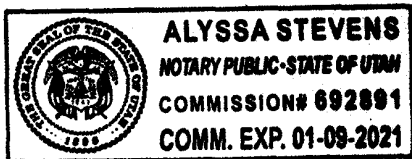
Witness, the hand of said Grantor, this 16 day of October, 2020


**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 16 day of October, 2020, 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.



  
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Notary Public