

WHEN RECORDED MAIL TO:  
Timothy C. Lund and Ann W. Lund  
11183 South Oakmond Road  
South Jordan, UT 84009

13499159  
12/15/2020 2:02:00 PM \$40.00  
Book - 11080 Pg - 7859-7860  
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

Timothy C. Lund and Ann W. Lund, joint tenants

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

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.: 26-24-226-037** (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.

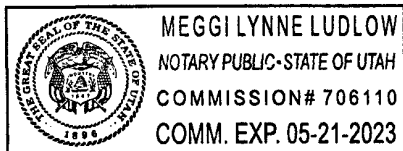
Witness, the hand of said Grantor, this 15<sup>th</sup> day of December, 2020.

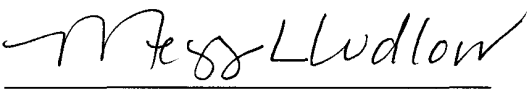
**Ivory Homes, Ltd., a Utah limited partnership**  
**By: Value LC, a Utah limited liability company, General Partner**

  
By: **Ryan R. Tesch, Its Secretary**

State of Utah            )  
                                  :ss  
County of Salt Lake    )

On the 15<sup>th</sup> day of December, 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.



  
Notary Public

## **EXHIBIT A**

Unit 7, contained within GARDEN PARK CONDOMINIUMS, PHASE 3, 1ST AMENDMENT, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on April 29, 2019 as Entry No. 12977254 in Book 2019P of Plats at Page 145 and in the declaration recorded February 12, 2010 as Entry No. 10896618 in Book 9803 at Page 6231 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.