

WHEN RECORDED MAIL TO:  
Juana I. Cortez, J. Guadalup, Maria G. Manzano  
3076 South Tangent Peak Road  
Magna, UT 84044

13700008  
6/24/2021 2:27:00 PM \$40.00  
Book - 11196 Pg - 1889  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 1 P.



**COTTONWOOD  
TITLE**

CTIA No.: 135237-MLF

**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

Juana I. Cortez, a married woman and J. Guadalupe Manzano and Maria G. Romero De Manzano,  
husband and wife as 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

Lot 421, C.W. FARMS - PHASE 4, according to the official plat thereof as recorded in the office of the Salt  
Lake County Recorder.

**TAX ID NO.:** 14-29-278-017 (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.

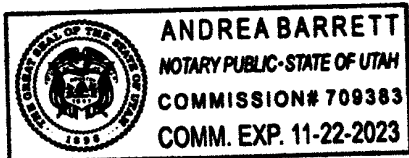
Witness, the hand of said Grantor, this 23<sup>rd</sup> day of June, 2021.

**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 23<sup>rd</sup> day of June, 2021, 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