

WHEN RECORDED MAIL TO:  
Angela Lam and Dao Pham  
3049 S. Tangent Peak Road  
Magna, UT 84044

13769529  
9/10/2021 10:24:00 AM \$40.00  
Book - 11236 Pg - 8446  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 1 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

Angela Lam and Dao Pham, 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

Salt Lake County, State of Utah:


Lot 424, 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.:** 14-29-279-017 (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.

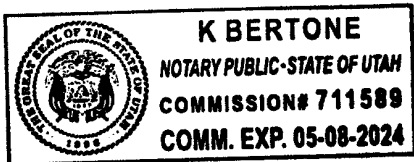
Witness, the hand of said Grantor, this 9 day of September, 2021

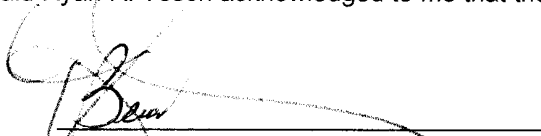
**Ivory Homes, Ltd., a Utah limited partnership**  
**By: Value LC, a Utah limited liability company, General Partner**

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

State of Utah )  
  :SS  
County of Salt Lake )

On the 9 day of September, 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.



  
Notary Public