

179838 -DMF
**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

14258609 B: 11501 P: 4483 Total Pages: 3
06/28/2024 03:31 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

IVORY HOMES, LTD.
978 Woodoak Lane
Salt Lake City, UT 84117

Parent Parcel 20-27-101-001-4003

SPECIAL WARRANTY DEED

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, with its principal office at c/o Third Cadence LLC, 489 W. South Jordan Pkwy, Suite 200, South Jordan, Utah 84095 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to **IVORY HOMES, LTD.**, a Utah limited partnership ("**Grantee**"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: June 28, 2024

GRANTOR:

WOOD RANCH DEVELOPMENT, LLC,
a Utah limited liability company

By: THIRD CADENCE LLC,
a Utah limited liability company

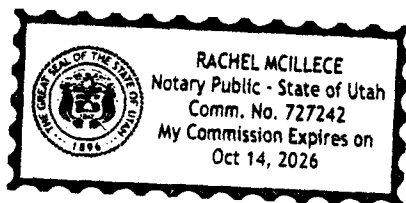
Its: Project Manager

By: Ty McCutcheon
Ty McCutcheon, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 28, 2024, personally appeared before me, a Notary Public, Ty McCutcheon, Manager of THIRD CADENCE LLC, a Utah limited liability company, the Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company.



[SEAL]

WITNESS my hand and official Seal.

Rachel McIllece Utah
Notary Public in and for said State

My commission expires: 10/14/26

EXHIBIT A

DEED

LEGAL DESCRIPTION

Lots 123, 124, 128, 129, 130, and 131 of that plat map entitled "TERRAINE PLAT 1 SUBDIVISION" recorded on May 10, 2024, as Entry No. 14239208, Book 2024P, at Page 129 of the Official Records of Salt Lake County, Utah.