

181078 DMF
**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

14295227 B: 11522 P: 3335 Total Pages: 3
10/02/2024 09:58 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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

Tax Id No.: 20-27-151-002, 20-27-151-003, 20-27-151-004, 20-27-102-005 and 20-27-101-001-4005

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]

EXHIBIT A - DEED

Legal Description

Lots 120, 121, 122, and 127 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.

Lots 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 207, 208, and 209 of that plat map entitled "TERRAINE PLAT 2 SUBDIVISION" recorded on September 24, 2024, as Entry No. 14291935, Book 2024P, at Page 212 of the Official Records of Salt Lake County, Utah.