14306963 B: 11528 P: 9456 Total Pages: 1
10/30/2024 10:45 AM By: csummers Fees: $58.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

When Recorded Mail to:
Ivory Homes, Ltd
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117

COTTONWOOD TITLE

CTIA No.: 183324-TOF

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Homes, Ltd., a Utah limited partnership, 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:

Lots 801 through 819, inclusive, BIG WILLOW CREEK PHASE 8, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 27-24-328-058, 27-24-328-059, 27-24-328-060, 27-24-328-061, 27-24-328-062, 27-24-328-063, 27-24-328-064, 27-24-328-057, 27-24-328-056, 27-24-328-055, 27-24-328-054, 27-24-328-053, 27-24-328-052, 27-24-328-051, 27-24-328-050, 27-24-328-049, 27-24-328-048, 27-24-328-047 and 27-24-328-046 (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 30 day of October, 2024.

Ivory Development, LLC,
a Utah limited liability company

By: Kevin P. Anglesey, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 30 day of October, 2024, personally appeared before me, Kevin P. Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said limited liability company executed the same.

STEVE OLDKNOW
Notary Public - State of Utah
Comm. No. 728907
My Commission Expires on
Feb 1, 2027

Notary Public