

14333676 B: 11543 P: 7405 Total Pages: 2
01/08/2025 03:08 PM By: tpham 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

Mail Recorded Deed & Tax Notice To:
Royce II, LLC, a Utah limited liability company
3401 N. Center Street, Ste 300
Lehi, UT 84043



File No.:

SPECIAL WARRANTY DEED

900 East Ivy Place, LLC, a Utah limited liability company,

GRANTOR(S), of Lehi, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Royce II, LLC, a Utah limited liability company,

GRANTEE(S), of Lehi, State of Utah

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 3, MURRAY SQUARE SUBDIVISION, according to the official plat thereof recorded January 6, 2022 as Entry No. 13863641 in Book 2022P at Page 6 in the office of the Salt Lake County Recorder.

TAX ID NO.: 22-05-376-013(for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

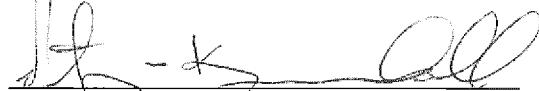
[Signature on following page]

A handwritten signature, likely belonging to the grantee, is placed here.

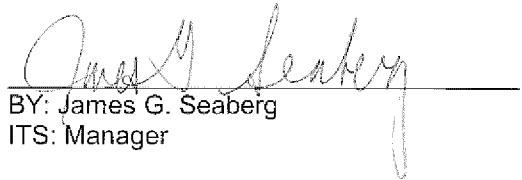
Dated this 11/7/2025

900 East Ivy Place, LLC, a Utah limited liability company

BY: Kimball 900 VW, LLC
ITS: Manager



BY: Victor M. Kimball
ITS: Manager
and
BY: ICO Multifamily Holdings, LLC
ITS: Manager

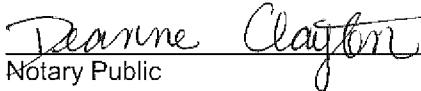
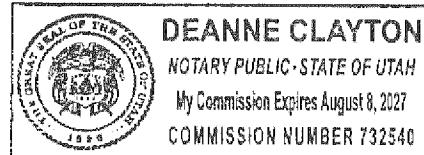


BY: James G. Seaberg
ITS: Manager

STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 11/7/2025, before me, personally appeared Victor M. Kimball, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Kimball 900 VW, LLC, manager of 900 East Ivy Place, LLC, a Utah limited liability company.


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 11/7/2025, before me, personally appeared James G. Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of ICO Multifamily Holdings, LLC, manager of 900 East Ivy Place, LLC, a Utah limited liability company.


Notary Public