

14392803 B: 11576 P: 2157 Total Pages: 1
06/03/2025 04:17 PM By: mpalmer Fees: \$82.00
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

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



CTIA No.: 188362-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

County, State of Utah:

Salt Lake

Lots 901 through 932, inclusive, BIG WILLOW CREEK PHASE 9, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 27-24-303-022 thru 033, 27-24-304-003 thru 011, 27-24-304-013 thru 021, 27-24-304-023 and 27-24-304-024 (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 3 day of June, 2025.

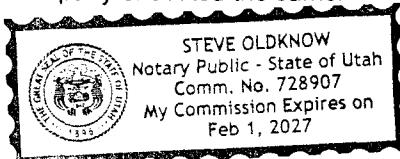
**Ivory Development, LLC,
a Utah limited liability company**

A handwritten signature of Kevin P. Anglesey in black ink.

By: Kevin P. Anglesey, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 3 day of June, 2025, 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.



A handwritten signature of Steve Oldknow in black ink.

Notary Public