

14440514 B: 11603 P: 2682 Total Pages: 1  
09/24/2025 02:37 PM By: ECarter Fees: \$48.00  
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.: 194064-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

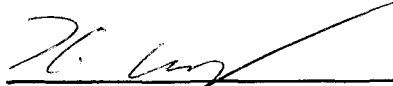
Lots 626 through 639, HIDDEN OAKS SUBDIVISION POD 6 PHASE 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

**TAX ID NO.:** 26-34-330-010, 26-34-330-011, 26-34-330-012, 26-34-330-013, 26-34-330-014, 26-34-330-009, 26-34-330-008, 26-34-330-007, 26-34-330-006, 26-34-330-005, 26-34-330-004, 26-34-330-001, 26-34-330-002 and 26-34-330-003 (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 24 day of September, 2025.

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

  
By: **Kevin P. Anglesey, its Secretary**

State of Utah )  
                                  : ss  
County of Salt Lake )

On the 24 day of September, 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.

  
Notary Public

