

14442870 B: 11604 P: 7651 Total Pages: 3  
09/30/2025 09:47 AM By: EMehanovic Fees: \$48.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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

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

Tax Id No.: 20-27-159-009, 20-27-159-008, 20-27-105-006, 20-28-228-021, 20-28-228-015, 20-28-228-014,  
20-27-109-068, 20-27-109-069 and 20-28-200-015-4001

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**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]

**IN WITNESS WHEREOF**, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

**DATED:** September 29, 2025

**GRANTOR:**

**WOOD RANCH DEVELOPMENT, LLC,**  
a Utah limited liability company

By: THIRD CADENCE LLC,  
a Utah limited liability company  
Its: Project Manager

By: John  
Ty McCutcheon, Manager

## ACKNOWLEDGMENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On September 29, 2025, personally appeared before me, a Notary Public, Ty McCutcheon, Manager of THIRD CADENCE LLC, a Utah limited liability company, the Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company.

WITNESS my hand and official Seal.

Rachel McHale  
Notary Public in and for said State

[SEAL]

My commission expires: 10/14/26

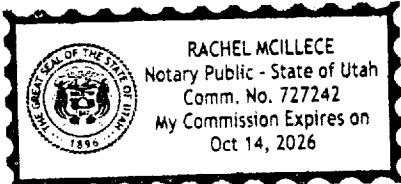


EXHIBIT A - DEED

**Legal Description**

PARCEL 1:

Lots 156, 157, 228, 255, 256 and 257, TERRAINE PLAT 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 24, 2024 as Entry No. 14291935 in Book 2024P at Page 212.

PARCEL 2:

Lots 355 and 356, TERRAINE PLAT 3 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 25, 2025 as Entry No. 14362140 in Book 2025P at Page 73.

PARCEL 3:

Lots 412, 413, 414, 415, 416, and 417, TERRAINE PLAT 4 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on August 20, 2025 as Entry No. 14425095 in Book 2025P at Page 210.