

14458156 B: 11613 P: 8642 Total Pages: 2
11/03/2025 08:59 AM By: mpalmer Fees: \$68.00
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. Ivory Towns, LLC
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117



CTIA No.: 194736-TOF

SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Towns, LLC, a Utah limited liability company, 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

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 20-27-102-004, 20-27-102-003, 20-27-158-010 through 20-27-158-018, 20-27-158-008, 20-27-158-007, 20-27-158-006, 20-27-158-005, 20-27-158-004, 20-27-158-003, 20-27-158-002, 20-27-158-001, 20-27-156-003, 20-27-156-002, 20-27-156-001 and 20-28-202-412 through 20-28-202-417 (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 31 day of October, 2025

Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner

By: Ryan R. Tesch, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 31 day of October, 2025 personally appeared before me, Ryan R. Tesch, who being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is General Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said Partnership and said Ryan R. Tesch acknowledged to me that the said partnership executed the same.

Donna Perkins
Notary Public

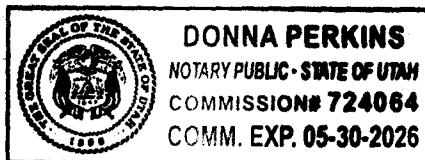


EXHIBIT A

Lots 130 and 131, TERRAINE PLAT 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

AND:

Lots 164 through 172, and 192 through 202, TERRAINE PLAT 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

AND:

Lots 412 through 417, TERRAINE PLAT 4 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.