

14474512 B: 11623 P: 4155 Total Pages: 1
12/10/2025 03:32 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

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



CTIA No.: 196158-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

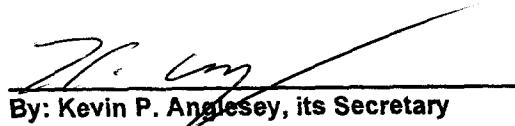
Lots 1A and 1B, CHARLESTON PLACE AMENDED, Amending Lot 1, Charleston Place, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 22-16-428-038 and 22-16-428-037 (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.

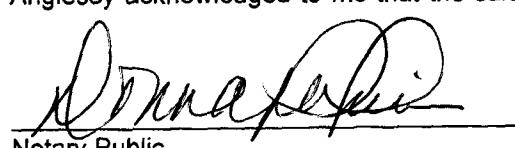
Witness, the hand of said Grantor, this 9 day of December, 2025.

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


By: Kevin P. Anglesey, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 9 day of December, 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

