

Mail Recorded Deed & Tax Notice To:
Robert Shattuck and Andrea Shattuck
2604 East Casto Lane
Holladay, UT 84117

14480636 B: 11627 P: 186 Total Pages: 1
12/23/2025 03:41 PM By: aallen 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



COTTONWOOD
TITLE

CTIA No.: 178571-MLF

SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor, of Murray City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to

Robert Shattuck and Andrea Shattuck as joint tenants

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
Salt Lake County, State of Utah:

Lot 5B, CLARENDEN WOODS, 2ND AMENDED SUBDIVISION, Amending Lot 5 of Clarendon Woods, Amended and Extended Subdivision Plat, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH a 20 foot ingress/egress and public utility easement and emergency access easement in favor of and maintained by the owner of Lot 5B as created in that certain Subdivision Plat recorded May 17, 2022 as Entry No. 13953638 in Book 2022P at Page 121.

SUBJECT TO: Property taxes for the current year and thereafter; covenants, conditions, restrictions, reservations and easements of record, and all applicable zoning laws and ordinances.
TAX ID NO.: 22-10-428-032 (for reference purposes only)

Dated the 17 day of November, 2025.

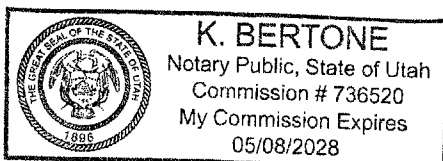
Ivory Homes, Ltd., a Utah limited partnership

Ryan R. Tesch
CFO

State of Utah)

County of Salt Lake)

On the 17 day of November, 2025, before me, a notary public, appeared Ryan R. Tesch, personally known to me or proved on the basis of satisfactory evidence of identity to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same for its stated purpose on behalf of the named entity.



Notary Public