

14480860 B: 11627 P: 1745 Total Pages: 1  
12/24/2025 09:55 AM By: ErRomero 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

Mail Recorded Deed & Tax Notice To:  
Sintra Investments, LLC  
978 Woodoak Lane  
Salt Lake City, UT 84117



## 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

Sintra Investments, 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

Lot 1A, 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** (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 14 day of JULY, 2025.

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

A handwritten signature in black ink, appearing to be "Value LC, a Utah limited liability company, General Partner".

**By: Ryan R. Tesch, its Secretary**

State of Utah )  
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County of Salt Lake )

On the 14 day of July, 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 the 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.

A handwritten signature in black ink, appearing to be "Notary Public".

Notary Public

