

WHEN RECORDED MAIL TO:
Chase Austin Debenham
3751 W. Holbrook Way
Lehi, UT 84043



ENT200586:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Dec 16 02:23 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

CTIA No.: 136905-RCF

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

Chase Austin Debenham

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:

Utah

Lot 225, HOLBROOK PLACE PHASE 2, according to the official plat thereof as recorded in the office of
the Utah County Recorder.

TAX ID NO.: 41-954-0225 (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.

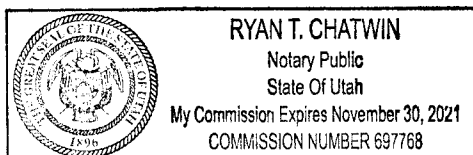
Witness, the hand of said Grantor, this 16 day of DECEMBER, 2020.

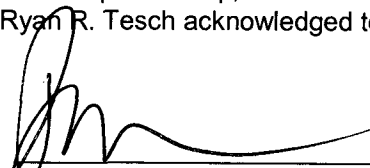
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: Ryan R. Tesch, its Secretary

State of Utah)
 : ss
County of Salt Lake)

On the 16 day of DECEMBER, 2020, 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.




Notary Public