

WHEN RECORDED MAIL TO:  
Steven Saunders and Shirleen Saunders  
4136 West 2420 North  
Lehi, UT 84043



**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

Steven Saunders and Shirleen Saunders, husband and wife 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

County, State of Utah:

Utah

Lot 2707, HOLBROOK FARMS PLAT B, PHASE 7, according to the official plat thereof as recorded in the  
office of the Utah County Recorder.

**TAX ID NO.: 41-996-2707** (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 2 day of Dec, 2021.

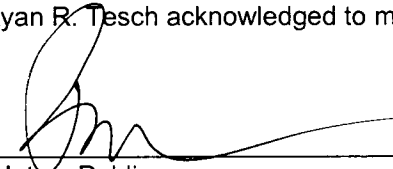
**Ivory Homes, Ltd., a Utah limited partnership**  
**By: Value LC, a Utah limited liability company, General Partner**

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

State of Utah )  
  :SS  
County of Salt Lake )

On the 2 day of Dec, 2021, 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