

ENT 29569 : 2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 24 11:49 AM FEE 122.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

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



CTIA No.: 189371-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:

Utah

Lots 601 through 651, HOLBROOK PLACE PHASE 6, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 68-187-0601 thru 68-187-0651** (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 24 day of April, 2025.

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

A handwritten signature of Kevin P. Anglesey.

By: Kevin P. Anglesey, its Secretary

State of Utah )  
:ss  
County of Salt Lake )

On the 24 day of April, 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.

A handwritten signature of Donna Perkins.

Notary Public

