

E 3491499 B 8065 P 531  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/5/2022 1:49:00 PM  
FEE \$40.00 Pgs: 1  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENCY

WHEN RECORDED MAIL TO:  
SteVan Heninger Gates and Betty Jolene Gates  
1941 West Flatrock Circle  
Farmington, UT 84025



## 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

SteVan Heninger Gates and Betty Jolene Gates, husband and wife

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:

Davis

Lot 20, FLATROCK RANCH A CONSERVATION SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder.

**TAX ID NO.:** 08-652-0020 (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 3<sup>RD</sup> day of AUGUST, 2022.

**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 3<sup>RD</sup> day of AUGUST, 2022, 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