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BK 8866 PG 1376

E 3641035 B 8866 P 1376  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
10/31/2025 02:50:24 PM  
FEE: \$48.00 Pgs: 1  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

When Recorded Mail to:  
**Ivory Homes, Ltd**  
c/o Ryan R. Tesch  
978 Woodoak Lane  
Salt Lake City, UT 84111



## COTTONWOOD TITLE

CTIA No.: 193121-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:

Davis

Lots 1601 through 1603, 1604-R, 1605 through 1613 and 1614-R, CRANEFIELD ESTATES PRUD  
PHASE 16, according to the official plat thereof as recorded in the office of the Davis County Recorder.

**TAX ID NO.: 13-388-1601 through 13-388-1614 (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 31 day of October, 2025.

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

~~By: Kevin P. Anelesey, its Secretary~~

State of Utah )  
County of Salt Lake )

On the 31 day of October, 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.



**Notary Public**

