

Ent: 412329 - Pg 1 of 2
Date: 5/4/2015 1:21:00 PM
Fee: \$14.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

WHEN RECORDED MAIL TO:
Kory Ewell
6818 N. Bowker Dr.
Stansbury Park, UT 84074



CTIA No.: 76277-RF

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

Kory Ewell, Single Man

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

Tooele County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 18-041-0-0703 (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.

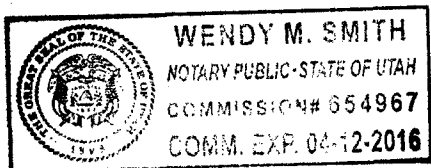
Witness, the hand of said Grantor, this 1st day of May, 2015.

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

[Signature]
By: Richard Lifferth, its Secretary

State of Utah)
):ss
County of Salt Lake)

On the 1st day of May, 2015, personally appeared before me, Richard Lifferth, who being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is General Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said Partnership and said Richard Lifferth acknowledged to me that the said partnership executed the same.



[Signature]
Notary Public

EXHIBIT A

All of Lot No. 703, contained within BENSON MILL CROSSING PHASE 7 PUD, a Planned Residential Development, as the same is identified in the Record of Plat Map recorded in Tooele County, Utah as Entry No. 384003 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Fifth Supplement to Neighborhood Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Benson Mill Crossing Phase 7 PUD, a part of the expandable Benson Mill Crossing planned Townhouse Lot development, recorded in Tooele County, Utah as Entry No. 384004, (as said Declaration may have heretofore been amended or supplemented). Together with a non-exclusive right to use the Common Area and Facilities, subject to provisions hereof and the Master Declaration recorded in Tooele County, Utah as Entry No. 288009 of the official records.