

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



CTIA No.: 186419-TOF

ENT 47894:2025 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jun 27 11:47 AM FEE 44.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

## 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

**Ivory Towns, LLC, a Utah limited liability company**, 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 704 through 715, inclusive, BROADVIEW SHORES P.U.D. PHASE 7, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 35-853-0704 thru 35-853-0715 (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.

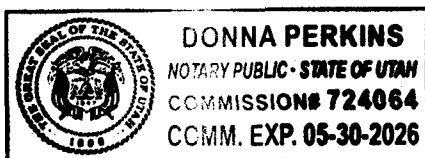
Witness, the hand of said Grantor, this 26 day of June, 2025.

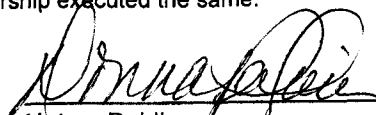
**Ivory Homes, Ltd., a Utah limited partnership**  
By: Value LC, a Utah limited liability company, General Partner

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

State of Utah                     )  
  :SS  
County of Salt Lake         )

On the 26 day of June, 2025, 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 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