

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

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



COTTONWOOD TITLE

CTIA No.: 186419-TOF

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)
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.

ership executed the same.



DONNA PERKINS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION # 724064
CCMM. EXP. 05-30-2026