

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

ENT 52261:2025 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jul 14 03:16 PM FEE 90.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

CTIA No.: 191443-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:

Utah

Lots 301 through 335, HOLBROOK FARMS PLAT H PHASE 3, according to the official plat thereof as  
recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 68-203-0301 through 68-203-0335 (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 14 day of July, 2025.

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

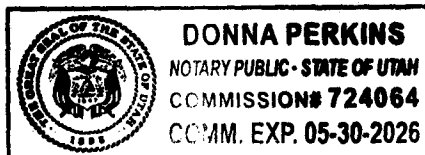
  
By: Kevin P. Anglesey, its Secretary

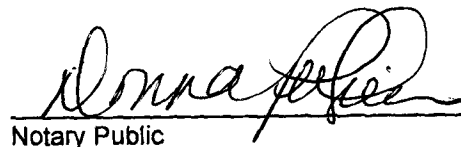
State of Utah )

:ss

County of Salt Lake )

On the 14 day of July, 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