

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



COTTONWOOD
TITLE

CTIA No.: 166836-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:

Wasatch

Lots 413 through 448, COYOTE RIDGE PHASE 4, according to the official plat thereof as recorded in the
office of the Wasatch County Recorder.

TAX ID NO.: 00-0021-7927 thru 00-0021-7962 (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 MARCH, 2024.

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

[Signature]
By: Ryan R. Tesch, its Secretary

State of Utah)
 :ss
County of Salt Lake)

On the 1st day of MARCH, 2024, 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.

[Signature]
Notary Public

