

## WHEN RECORDED MAIL TO:

Michael J. Pelton and Amber N. Pelton  
5731 North Osprey Drive  
Stansbury Park, UT 84074



**COTTONWOOD**  
**TITLE**  
CTIA No.: 145672-LMF

## 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

Michael J. Pelton and Amber N. Pelton, joint tenants

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:

Lot 604, SAGEWOOD VILLAGE PHASE 6 SUBDIVISION, according to the official plat thereof as  
recorded in the office of the Tooele County Recorder.

**TAX ID NO.: 21-024-0-0604** (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 10 day of November, 2021.

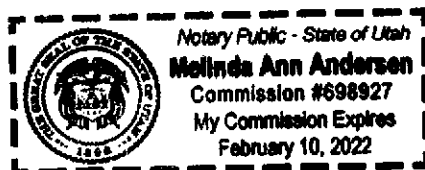
**Ivory Homes, Ltd., a Utah limited partnership**

**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 10 day of November, 2021, 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 the 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