

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

County, State of Utah:

Tooele

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.

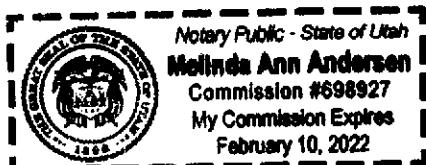
Witness, the hand of said Grantor, this 10 day of November, 2021.

**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)
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