

Mail Recorded Deed & Tax Notice To:
 Pipera Investments, LLC
 978 Woodoak Lane
 Salt Lake City, UT 84117



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

Pipera Investments, 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

Tooele County, State of Utah:

Lot 133, SAGEWOOD GARDENS PHASE 1 SUBDIVISION, according to the official plat thereof as
 recorded in the office of the Tooele County Recorder.

TAX ID NO.: 21-093-0-0133 (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 22RD day of December, 2022.

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 22RD day of December, 2022, 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