

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

County, State of Utah:  
Tooele

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 23<sup>rd</sup> day of December, 2022.

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

A handwritten signature of Ryan R. Tesch, which appears to be a stylized "R" and "T" followed by "Ryan R. Tesch".

**By: Ryan R. Tesch, its Secretary**

State of Utah )  
:ss  
County of Salt Lake )

On the 23<sup>rd</sup> 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.

A handwritten signature of the notary public, which appears to be a stylized "M" and "S" followed by "Megan Sevy".  
Notary Public