

ENT 75100:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 30 11:53 AM FEE 50.00 BY KC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Ivory Development, 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

Ivory Development, 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:

Utah

Lots 23 through 37, TANNER FLATS @ SUMMIT RIDGE - PHASE 2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 53-692-0023 through 53-691-0037 (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.

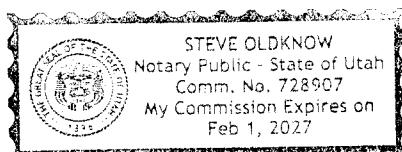
Witness, the hand of said Grantor, this 30 day of September, 2025.

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 30 day of September, 2025, 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