

When Recorded Mail to:  
Ivory Homes, Ltd  
c/o Ryan R. Tesch  
978 Woodoak Lane  
Salt Lake City, UT 84117



**COTTONWOOD  
TITLE**

CTIA No.: 191528-TOF

ENT 78328:2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Oct 09 03:30 PM FEE 54.00 BY TM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

**Ivory Development, LLC, a Utah limited liability company**, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

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

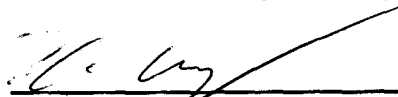
Lots 23 through 39, TANNER FLATS @ SUMMIT RIDGE - PHASE 2A, An Amendment of Tanner Flats @ Summit Ridge Phase 2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 53-699-0023 through 53-699-0039 (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 9 day of October, 2025.

**Ivory Development, LLC,  
a Utah limited liability company**

  
By: Kevin P. Anglesey, its Secretary

State of Utah                    )  
  :SS  
County of Salt Lake         )

On the 9 day of October, 2025, personally appeared before me, Kevin P. Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said limited liability company executed the same.

  
Notary Public

