

ENT 89069 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 17 03:58 PM FEE 304.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Value Innovations HB Lofts, LLC
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

SPECIAL WARRANTY DEED

Ivory CTA Lehi, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Value Innovations HB Lofts, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

All of Lots 101 through 242, inclusive, INNOVATION PARK PHASE 1 AMENDED PLAT SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 42-112-0101 through 0242 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 12-17-24

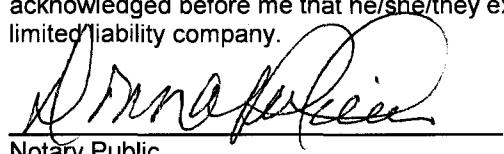
Ivory CTA Lehi, LLC, a Utah limited liability
company


Porter Openshaw, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 17 day of December, 2024 before me, personally appeared Porter Openshaw, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ivory CTA Lehi, LLC, a Utah limited liability company.



Notary Public

