

ENT 91033:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 20 03:34 PM FEE 80.00 BY LT
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

When Recorded Mail to:

Ivory Homes, Ltd
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117



CTIA No.: 195772-TOF

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 401B through 430B, Inclusive, HOLBROOK FARMS PLAT C PHASE 4B, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 68-229-0401 through 68-229-0430 (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.

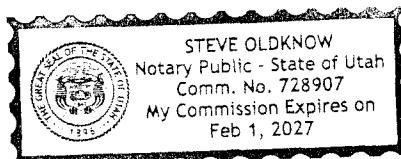
Witness, the hand of said Grantor, this 20 day of November, 2025.

Ivory Development, LLC,
a Utah limited liability company


By: Kevin P. Anglesey, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 20 day of November, 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