

14326287 B: 11539 P: 5837 Total Pages: 3
12/17/2024 03:15 PM By: ctafoya Fees: \$52.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

IVORY HOMES, LTD.
978 Woodoak Lane
Salt Lake City, UT 84117

185680-DMF

Tax Id No.: 20-27-158-020, 20-27-158-021, 20-27-179-001, 20-27-179-002, 20-27-179-003, 20-27-158-008,
20-27-158-007, 20-27-158-006, 20-27-158-005, 20-27-158-004, 20-27-158-003, 20-27-158-002,
20-27-158-001, 20-27-106-016, 20-27-106-017 and 20-27-106-018

SPECIAL WARRANTY DEED

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, with its principal office at c/o Third Cadence LLC, 489 W. South Jordan Pkwy, Suite 200, South Jordan, Utah 84095 (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to **IVORY HOMES, LTD.**, a Utah limited partnership (“**Grantee**”), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “**Land**”), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: December 14, 2024

GRANTOR:

WOOD RANCH DEVELOPMENT, LLC,
a Utah limited liability company

By: THIRD CADENCE LLC,
a Utah limited liability company
Its: Project Manager

By: *J. McCutcheon*
Ty McCutcheon, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On December 16, 2024, personally appeared before me, a Notary Public, Ty McCutcheon, Manager of THIRD CADENCE LLC, a Utah limited liability company, the Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company.

WITNESS my hand and official Seal.

Rachel McElvee

Notary Public in and for said State

My commission expires: 10/14/2026

[SEAL]

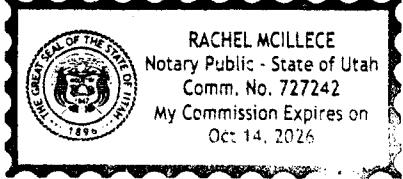


EXHIBIT A - DEED

Legal Description

Lots 174 through 178, inclusive, 192 through 199, inclusive, 240, 241 and 242, TERRAINE PLAT 2 SUBDIVISION, according to the official plat thereof as recorded September 24, 2024 as Entry No. 14291935 in Book 2024P at Page 212 in the office of the Salt Lake County Recorder.

14363378 B: 11559 P: 4163 Total Pages: 3
03/27/2025 02:39 PM By: csummers Fees: \$42.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

IVORY HOMES, LTD.
978 Woodoak Lane
Salt Lake City, UT 84117

Tax Id No.: 20-27-180-003, 20-27-180-002, 20-27-180-001, 20-27-159-010, 20-27-179-004, 20-27-156-003,
20-27-156-002, 20-27-156-001, 20-27-153-007, 20-27-153-006 and 20-27-153-005

187906-DMF

SPECIAL WARRANTY DEED

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, with its principal office at c/o Third Cadence LLC, 489 W. South Jordan Pkwy, Suite 200, South Jordan, Utah 84095 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to **IVORY HOMES, LTD.**, a Utah limited partnership ("Grantee"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: March 27, 2025

GRANTOR:

WOOD RANCH DEVELOPMENT, LLC,
a Utah limited liability company

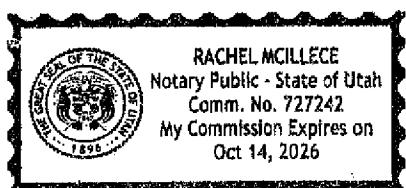
By: THIRD CADENCE LLC,
a Utah limited liability company
Its: Project Manager

By: 7000
Ty McCutcheon, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On March 27, 2025, personally appeared before me, a Notary Public, Ty McCutcheon, Manager of THIRD CADENCE LLC, a Utah limited liability company, the Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company.



WITNESS my hand and official Seal.

Patrick McHale
Notary Public in and for said State

My commission expires: 10/14/20

EXHIBIT A - DEED

Legal Description

Lots 152, 153, 154, 155, 179, 200, 201, 202, 210, 211 and 212, TERRAINE PLAT 2 SUBDIVISION, according to the official plat thereof, as recorded September 24, 2024 as Entry No. 14291935 in Book 2024P at Page 212 in the office of the Salt Lake County Recorder.