

WHEN RECORDED MAIL TO:
Emily Franson Evangelista
5112 W. Sequoia Circle
Highland, UT 84003

ENT 102903 : 2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Sep 22 11:50 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



**COTTONWOOD
TITLE**

CTIA No.: 160927-RCF

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

Emily Franson Evangelista

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

Lot 405, RIDGEVIEW PLAT A, a Planned Unit Development, according to the official plat thereof as
recorded in the office of the Utah County Recorder.

TAX ID NO.: 51-694-0405 (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 22 day of Sept, 2022.

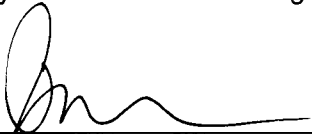
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: **Ryan R. Tesch, its Secretary**

State of Utah)
):ss
County of Salt Lake)

On the 22 day of Sept, 2022, 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