

WHEN RECORDED MAIL TO:
Jack Nielson and Pam Nielson
457 East Clubview Lane
Lehi, UT 84043

ENT 106811:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Oct 27 12:51 PM FEE 14.00 BY DA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



CTIA No.: 95814-KFQ

RESPA 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

Jack Nielson and Pam Nielson, joint tenants

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

Utah County, State of Utah:

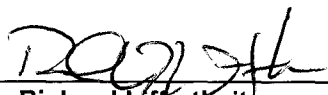
See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 65-361-0301 (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.

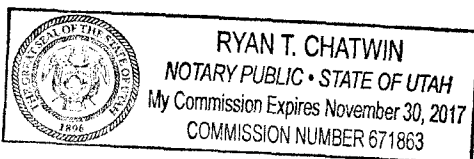
Witness, the hand of said Grantor, this 26 day of October, 2017.

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


By: Richard Lifferth, its secretary

State of Utah)
 :SS
County of Salt Lake)

On the 26 day of October, 2017, personally appeared before me, Richard Lifferth, 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 Richard Lifferth acknowledged to me that the said Partnership executed the same.



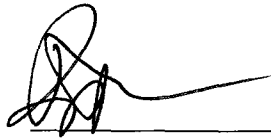

Notary Public

EXHIBIT A

Lot 301, contained within CLUBVIEW AT IVORY RIDGE, PLAT "C", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 17507:2012 (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions of Clubview at Ivory Ridge, recorded in Utah County, Utah as Entry No. 156311:2006 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, including a non-exclusive right to use the Swim and Tennis Club, subject to provisions of the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the Official Records of the County Recorder of Utah County.