

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Ivory Homes, Ltd.
978 East Woodoak Lane
Salt Lake City, Utah 84117

01186799 B: 2733 P: 1393

Page 1 of 2

Rhonda Francis Summit County Recorder
04/07/2022 03:14:18 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

STRS-2-201, STRS-2-208, STRS-2-211, STRS-4-403, STRS-4-404, STRS-4-408
Tax Parcel Nos. ~~FT/2184A (portion) and FT/2123 (portion)~~

SPECIAL WARRANTY DEED

THIS INSTRUMENT is effective as of the 4th day of April, 2022, by **ESTATES MANAGERS, LC**, a Utah limited liability company ("**Grantor**"), whose address is P.O. Box 520370, Salt Lake City, Utah 84125, in favor of **IVORY HOMES, LTD.**, a Utah limited partnership ("**Grantee**"), whose address is 978 East Woodoak Lane, Salt Lake City, Utah 84117.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Summit County, Utah, described as follows:

Parcel 1:

Lots 201, 208, and 211, STEWART RANCHES SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the office of the Summit County Recorder.

Parcel 2:

Lots 403, 404, and 408, STEWART RANCHES SUBDIVISION PHASE 4, according to the official plat thereof as recorded in the office of the Summit County Recorder.

SUBJECT TO: current taxes and assessments; rights-of-way, easements, covenants, restrictions, reservations and other matters of record; facts, rights, interests or claims that could be ascertained by an inspection of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

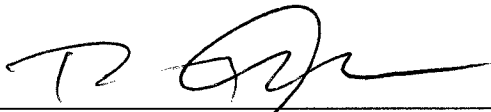
[Remainder of page intentionally left blank; signature and acknowledgment on following page]

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

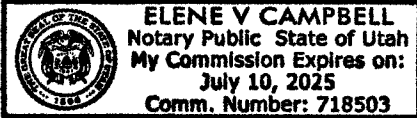
ESTATES MANAGERS, LC,
a Utah limited liability company,
by its Manager:


MANAGEMENT PARTNERS US LLC,
a Nevada limited liability company

By 
Douglas K. Anderson, Manager

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

The foregoing instrument was acknowledged before me this 4th day of April, 2022, by Douglas K. Anderson, Manager of Management Partners US LLC, Manager of Estates Managers, LC.

(Seal)  **ELENE V CAMPBELL**
Notary Public State of Utah
My Commission Expires on:
July 10, 2025
Comm. Number: 718503


Notary Public

My Commission Expires:
7.10.25

Residing at:
Salt Lake City, Utah