

173491 DMF

WHEN RECORDED RETURN TO:

Ivory Homes, LTD., a Utah limited partnership
978 E. Woodoak Lane
Salt Lake City, UT 84117

01212400 B: 2801 P: 0285

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Rhonda Francis Summit County Recorder

11/14/2023 03:27:30 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

SPECIAL WARRANTY DEED

THIS INSTRUMENT is executed as of the 13th day of November, 2023 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:

Lot 104, STEWART RANCHES SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Summit County Recorder.

Tax Id No.: STRS-1-104

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 acknowledgement 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

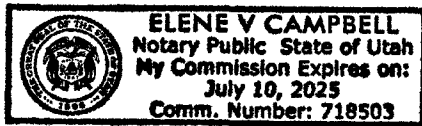
By: **MANAGEMENT PARTNERS US LLC,**
a Nevada limited liability company

Its: Manager

By: *Richard G. Matthews*
Richard G. Matthews
Authorized Signer

STATE OF UTAH)
)ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13th day of November, 2023 by Richard G. Matthews in his capacity as Authorized Signer of Management Partners US LLC, a Nevada limited liability company which entity is named as Manager of Estates Managers, LC, a Utah limited liability company.



Elene Campbell
NOTARY PUBLIC

My commission expires:

7.10.25

Residing At:

Becky Utah