

WHEN RECORDED MAIL TO:
Sierra Christine Smith and Keaton Harold Smith
2777 N. 1030 W.
Lehi, UT 84043

ENT 121984:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Aug 17 03:00 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



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

Sierra Christine Smith and Keaton Harold Smith, 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

County, State of Utah:

Utah

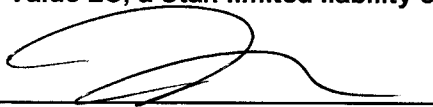
Lot 44, PARKSIDE AT IVORY RIDGE, PLAT "E", a residential community, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

TAX ID NO.: 49-900-0044 (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.

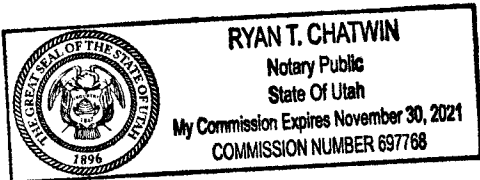
Witness, the hand of said Grantor, this 17 day of Aug, 2020.

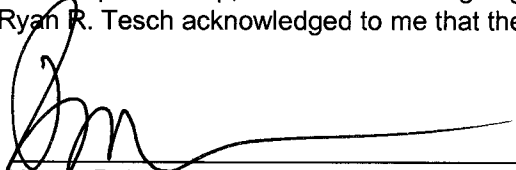
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: Ryan R. Tesch, its Secretary

State of Utah)
 :SS
County of Salt Lake)

On the 17 day of Aug, 2020, 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