

Mail Recorded Deed & Tax Notice To:
Megan Wenker and Nicolas Wenker
5081 West Sequoia Circle
Highland, UT 84003

ENT 122511:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Dec 05 04:21 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



CTIA No.: 154671-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

Megan Wenker and Nicolas Wenker, wife and husband, Joint Tenants with Full Rights of Survivorship
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 401, 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.: 51-694-0401 (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 5 day of Dec, 2022.

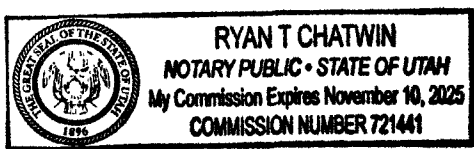
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner

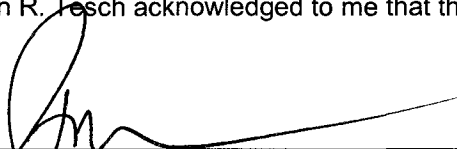


By: Ryan R. Tesch, its Secretary

State of Utah)
 :ss
County of Salt Lake)

On the 5 day of Dec, 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