

WHEN RECORDED MAIL TO:
James R. Long
3025 East Hiddenwood Drive
Sandy, UT 84092

13030177
7/16/2019 10:24:00 AM \$40.00
Book - 10803 Pg - 7416-7417
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



CTIA No.: 115172-MPF

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

James R. Long

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:

Salt lake

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 28-14-376-073 (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.

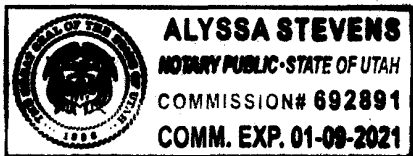
Witness, the hand of said Grantor, this 15th day of July, 2019.

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 15th day of July, 2019, 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.



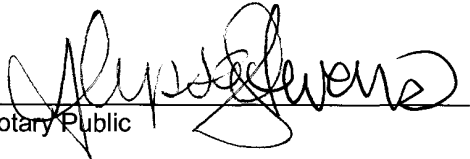

Notary Public

EXHIBIT A

All of Lot No. 508, contained within PEPPERWOOD CREEK PHASE 5, an Expandable, Planned Residential Development Project, as the same is identified in the Plat Map recorded in Salt Lake County, Utah as Entry No. 12581720 in Book 2017P at Page 189 (as said Plat Map may have heretofore been amended or supplemented) and in the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Pepperwood Creek Project, recorded in Salt Lake County, Utah as Entry No. 10008493 in Book 9424 at Page 4596, (as said Declaration may have heretofore been supplemented), together with a non-exclusive right to use the Pepperwood Creek Club, subject to provisions hereof and together with an undivided interest in the Common Area and Facilities.