When Recorded Mail to: Ivory Homes, Ltd c/o Ryan R. Tesch 978 Woodoak Lane Salt Lake City, UT 84117 14277889 B: 11512 P: 4307 Total Pages: 1 08/19/2024 03:35 PM By: BGORDON Fees: \$74.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC. 1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



limited liability company executed the same.

SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ivory Homes, Ltd., a Utah limited partnership, 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 Salt Lake

County, State of Utah:

Lots 101 through 127, inclusive, MAHOGANY RIDGE PHASE 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 14-32-452-002, 14-32-432-013, 14-32-432-014, 14-32-432-015, 14-32-432-016, 14-32-432-017, 14-32-432-018, 14-32-432-019, 14-32-432-020, 14-32-432-021, 14-32-432-022, 14-32-432-023, 14-32-432-024, 14-32-432-025, 14-32-432-026, 14-32-432-027, 14-32-433-011, 14-32-433-010, 14-32-433-009, 14-32-433-008, 14-32-433-007, 14-32-433-006, 14-32-433-005, 14-32-433-004, 14-32-433-003, 14-32-433-002 and 14-32-433-001 (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 $\frac{19}{100}$ day of $\frac{9}{100}$ day of Ivory Development, LLC. a Utah limited liability company By: Kevin P. Anglesey, its Secretary State of Utah :ss County of Salt Lake On the 19 day of AUGUST , 20<u>24</u>, personally appeared before me, Kevin P.

Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said

STEVE OLDKNOW

Notary Public - State of Utah

Comm. No. 728907

My Commission Expires on
Feb 1, 2027

Notary Public