ENT 163380:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Oct 20 09:56 AM FEE 78.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

When Recorded Mail to:
Ivory Homes, Ltd
c/o Ryan R. Tesch
978 Woodoak Lane
Salt Lake City, UT 84117

COTTONWOOD TITLE

CTIA No.: 135126-TOF

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 Utah County, State of Utah:

Lots 401 through 429, ESTATES AT ANDERSON FARMS PLAT D PHASE 1, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

TAX ID NO.: 38-632-0401, 38-632-0402, 38-632-0403, 38-632-0404, 38-632-0405, 38-632-0406, 38-632-0407, 38-632-0408, 38-632-0409, 38-632-0410, 38-632-0411, 38-632-0412, 38-632-0413, 38-632-0414, 38-632-0415, 38-632-0416, 38-632-0417, 38-632-0418, 38-632-0419, 38-632-0420, 38-632-0421, 38-632-0422, 38-632-0423, 38-632-0424, 38-632-0425, 38-632-0426, 38-632-0427, 38-632-0428 and 38-632-0429 (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 20 day of October, 2020.

Ivory Development, LLC,
a Utah limited liability company

By: Kevin P. Anglesey, its Secretary

State of Utah)
:ss
County of Salt Lake)

On the 20 day of OCTOBER, 2020, 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 limited liability company executed the same.

STEVE OLDKNOW
Notary Public - State of Utah
Comm. No. 704338
My Commission Expires on
Jan 31, 2023

Notary Public