

WHEN RECORDED MAIL TO:
Best Best & Krieger LLP Partners Retirement &
Savings Plan FBO Franklin Adams
2865 North Parkridge Drive
Lehi, UT 84043



CTIA No.: 90888-KF

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

Best Best & Krieger LLP Partners Retirement & Savings Plan FBO Franklin Adams

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:


See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 49-802-0625 (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.

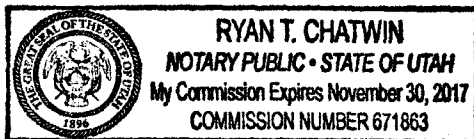
Witness, the hand of said Grantor, this 10 day of March, 2017.

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


By: Richard Lifferth, its secretary

State of Utah)
 :SS
County of Salt Lake)

On the 10 day of March, 2017, personally appeared before me, Richard
Lifferth, 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 Richard Lifferth acknowledged to me that the
said Partnership executed the same.





Notary Public

EXHIBIT A

All of Lot No. 625, contained within PARK ESTATES AT IVORY RIDGE, PLAT "F", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 107293:2015 of the official records of the County Recorder of Utah County, Utah (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Parkside at Ivory Ridge, recorded in Utah County as Entry No. 88080:2010 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, subject to provisions of the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the official records of the Utah County Recorder.