

WHEN RECORDED MAIL TO:  
Dawn Gagnard  
1464 E. Sabie Mountain Road  
Eagle Mountain, UT 84005



CTIA No.: 117734-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

Dawn Gagnard, an unmarried woman

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 B157, OVERLAND SUBDIVISION PHASE B, PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 48-502-0157 (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.

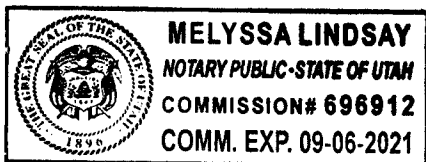
Witness, the hand of said Grantor, this 25<sup>th</sup> day of February, 2020


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 25<sup>th</sup> day of February, 2020, 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