

WHEN RECORDED MAIL TO:
James Glen Pergrossi
525 West 600 North
Alpine, UT 84004



**COTTONWOOD
TITLE**

CTIA No.: 123817-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

James Glen Pergrossi

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 227, PARK PLACE VILLAS PHASE 2, a Residential Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

TAX ID NO.: 49-892-0227 (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.

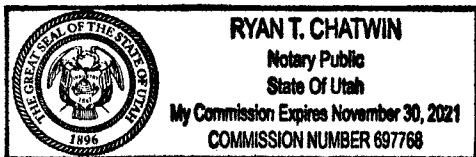
Witness, the hand of said Grantor, this 12 day of March, 2020.

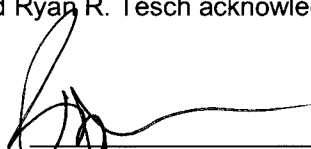
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: **Ryan R. Tesch, its Secretary**

State of Utah)
 :SS
County of Salt Lake)

On the 12 day of March, 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