

WHEN RECORDED MAIL TO:
Jeff Hirst and Heather Hirst
1260 South Rigby Road
Kaysville, UT 84037

E 3251706 B 7514 P 1405
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/15/2020 03:21 PM
FEE \$40.00 Pgs: 1
DEP RT REC'D FOR COTTONWOOD TITLE
INS AGENCY



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

Jeff Hirst and Heather Hirst, husband and wife

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:

Davis

Lot 3, MONTEBELLA, according to the official plat thereof as recorded in the office of the Davis County Recorder.

TAX ID NO.: 08-448-0003 (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 14th day of May, 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 14th day of May, 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