

WHEN RECORDED MAIL TO:
Gregory M. Nelson
1196 N. 2525 W.
Clinton, UT 84015



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

Gregory M. Nelson

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 307, MONARCH MEADOWS 3 SUBDIVISION, according to the official plat thereof as recorded in the
office of the Davis County Recorder.

TAX ID NO.: 14-586-0307 (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 31 day of AUGUST, 2022.

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 31 day of AUGUST, 2022, 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