

When Recorded Mail to:  
Ivory Homes, Ltd  
c/o Ryan R. Tesch  
978 Woodoak Lane  
Salt Lake City, UT 84117



CTIA No.: 151900-TOF

**SPECIAL WARRANTY DEED**

**Ivory Development, LLC, a Utah limited liability company**, Grantor of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Ivory Homes, Ltd., a Utah limited partnership**, 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:

Wasatch

Lots 44, 45, 51, 53, 54, 56, 58, 59, 61, 62, 63 and 65, BEAUFONTAINE PUD PHASE 3, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder.

**TAX ID NO.:** 00-0021-1591, 00-0021-1592, 00-0021-1598, 00-0021-1600, 00-0021-1601, 00-0021-1603, 00-0021-1605, 00-0021-1606, 00-0021-1608, 00-0021-1609, 00-0021-1610 and 00-0021-1612 (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 2 day of December, 2021.

**Ivory Development, LLC,**  
**a Utah limited liability company**

  
By: **Kevin P. Anglesey, its Secretary**

State of Utah )  
  :SS  
County of Salt Lake )

On the 2 day of December, 2021, personally appeared before me, Kevin P. Anglesey, who being duly sworn did say that he is the Secretary of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and the said Kevin P. Anglesey acknowledged to me that the said limited liability company executed the same.



  
Notary Public