

When Recorded Mail to:  
Bryan Tyre  
3438 North Backhand Lane  
Lehi, UT 84043



CTIA No. 44895-KF

### SPECIAL WARRANTY DEED

Ivory Towns, 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

Bryan Tyre

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

Utah County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Tax ID Number: 65-255-0081 (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.

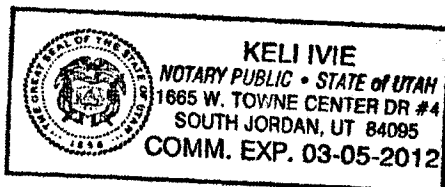
Witness, the hand of said Grantor, this 8 day of July, 2010.

Ivory Towns, LLC, a Utah limited liability company

[Signature]  
By: Richard Lifferth  
Secretary

State of Utah )  
  : ss  
County of Salt Lake )

On the 8 day of July, 2010, personally appeared before me, Richard Lifferth, who being duly sworn did say that he is the Secretary of Ivory Towns, 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 Richard Lifferth acknowledged to me that the said limited liability company executed the same.



[Signature]  
Notary Public

**File No. 44895-KF**

**EXHIBIT A**

All of Unit No. 81, contained within CLUBVIEW TOWNS AT IVORY RIDGE, PLAT "B", a planned community development, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 56815:2007 (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, Restrictions and Easements for The Clubview Towns at Ivory Ridge, recorded in Utah County, Utah as Entry No. 156291:2006 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, including a non-exclusive right to use the Swim and Tennis Club, subject to provisions of the Master Declaration of Covenants, Conditions and Restrictions, and reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the Official Records of the County Recorder of Utah County.

SUBJECT TO a transfer fee or fee's payable to Ivory Ridge Master Association for each sale, transfer or conveyance of said property.

LESS AND EXCEPTING THEREFROM any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land.