

When Recorded Mail to:
Ryan Grover
701 S. Lake View Drive
Vineyard, UT 84058

ENT 64129:2013 PG 1 of 1
Jeffery Smith
Utah County Recorder
2013 Jul 02 04:58 PM FEE 10.00 BY EO
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

Cottonwood  **Title**
INSURANCE AGENCY, INC.
CTIA No. 57983-KF

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

Ryan T. Grover, a single man

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:

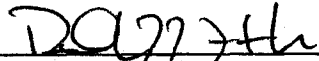
Lot 242, THE LAKES AT SLEEPY RIDGE PRD, PHASE 2, Vineyard City, Utah, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah.

Tax ID Number: 45-454-0242 (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 July, 2013

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


By: Richard Lifferth, its Secretary

State of Utah)
 :SS
County of Salt Lake)

On the 2 day of July, 2013, personally appeared before me, Richard Lifferth, who being duly sworn did say that he is the Secretary of Value LC, a Utah limited liability company, which is General Partner of Ivory Homes, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said Partnership and said Richard Lifferth acknowledged to me that the said partnership executed the same.

 **KELI IVIE**
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 654227
COMM. EXP. 06-07-2016


Notary Public