

WHEN RECORDED MAIL TO:  
Hank Nicholas, Jr. and Linda Ann Buonforte  
1348 N. 3400 W.  
Provo, UT 84601



CTIA No.: 139567-EDF

**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

Hank Nicholas Buonforte, Jr. and Linda Ann Buonforte, 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:

Utah

Lot 403, BROADVIEW SHORES P.U.D. PHASE 4, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 35-766-0403** (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.

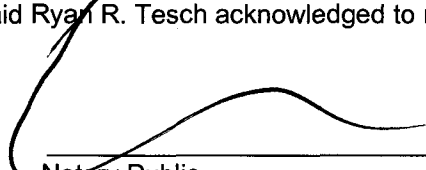
Witness, the hand of said Grantor, this 28 day of April, 2021.

**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 28 day of April, 2021, 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

