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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
COTTONWOOD TITLE INS AGENCY  
BY: ZJM, DEPUTY - W1 2 P.

Mail Recorded Deed and Tax Notice To:  
Property Address or Other ( )  
I-Shin Chen, How-Su Chen and Chang-Hwa Mary Chen  
3148 West Alpine Creek Way  
South Jordan, UT 84095



File No. S-23451-CM

**SPECIAL WARRANTY DEED**

Ivory Homes, Ltd., a Utah Limited Partnership, Grantor of Salt Lake City, State of Utah, hereby Convey and Warrant only as against all claiming by, through or under it to

**I-Shin Chen and How-Su Chen, husband and wife, and Chang-Hwa Mary Chen, an unmarried woman, all as joint tenants**

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:

Salt Lake

SEE ATTACHED EXHIBIT "A"

TAX ID NUMBER 27-21-105-012 (for reference purposes only)

SUBJECT TO: Easements, restrictions and rights of way appearing of record or enforceable in law and equity, general property taxes for the year 2006 and thereafter and existing fence lines.

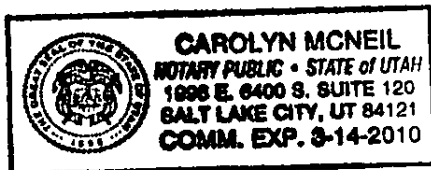
Witness, the hand of said Grantor, this 19th day of April, 2006.

Ivory Homes, Ltd., a Utah Limited Partnership  
By: Value LC, a Utah Limited Liability Company, General Partner

[Signature]  
By: David R. Wolfgramm, As Secretary

State of Utah )  
  :SS  
County of Salt Lake )

On the 19th day of April, 2006, personally appeared before me, David R. Wolfgramm, 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 David R. Wolfgramm acknowledged to me that the said Partnership executed the same.



[Signature]  
Notary Public

**EXHIBIT A**

All of Lot No. 315, contained within IVORY CROSSING NO. 3 P.U.D., a Planned Unit Development, as the same is identified in the Record of Plat Map recorded in Salt Lake County, Utah as Entry No. 9368185, in Book 2005P, at Page 136 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restriction of the Ivory Crossing P.U.D., recorded in Salt Lake County, Utah as Entry No. 8795529, in Book 8872, at Page 7924, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the Association.

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.