

WHEN RECORDED MAIL TO:
Michael Ryan Miller
6393 N. Pine Tree Way
Eagle Mountain, UT 84005

ENT 12579:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Jan 28 04:14 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



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

Michael Ryan Miller

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 C413, OVERLAND SUBDIVISION PHASE C, PLAT 4, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 48-534-0413 (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.

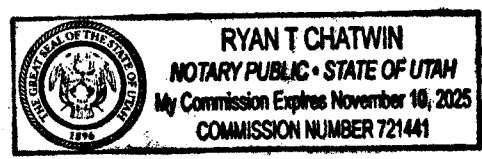
Witness, the hand of said Grantor, this 28 day of Jan, 2022.

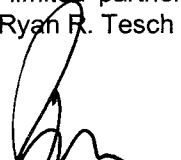
Ivory Homes, Ltd., a Utah limited partnership
By: Value LC, a Utah limited liability company, General Partner


By: Ryan R. Tesch, its Secretary

State of Utah)
 :SS
County of Salt Lake)

On the 28 day of Jan, 2022, 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