

WHEN RECORDED MAIL TO:  
Carrie Groves and Debra Newman  
4761 W. Isla Daybreak Rd.  
South Jordan, UT 84009

13957001 B: 11341 P: 6144 Total Pages: 1  
05/23/2022 03:12 PM By: ggasca Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



CTIA No.: 158725-KBF

## 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

Carrie Groves and Debra Newman, 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

Lot 156, DAYBREAK VILLAGE 4 HARBOR PLAT 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

**TAX ID NO.:** 27-19-107-011 (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.

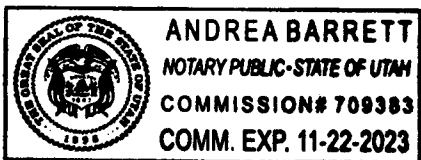
Witness, the hand of said Grantor, this 23rd day of May, 2022.

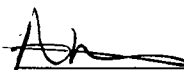
**Ivory Towns, LLC, a Utah  
limited liability company**

  
By: **Ryan R. Tesch, its Secretary**

State of Utah )  
  :SS  
County of Salt Lake )

On the 23rd day of May, 2022, personally appeared before me, Ryan R. Tesch, 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 Ryan R. Tesch acknowledged to me that the said limited liability company executed the same.



  
Notary Public