

Mail Recorded Deed & Tax Notice To:
Mariah Adell Saxton and Nathan Wayne Saxton
1874 E. Kern Mountain
Eagle Mountain, UT 84005

ENT 22660:2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 09 09:36 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



CTIA No.: 176683-RCF

SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor, of Murray City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to

Mariah Adell Saxton and Nathan Wayne Saxton, 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:

Utah

Lot 120, OVERLAND VILLAGE 2 PHASE "A" PLAT 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 48-565-0120 (for reference purposes only)

SUBJECT TO: Property taxes for the current year and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated the 6 day of March, 2024.

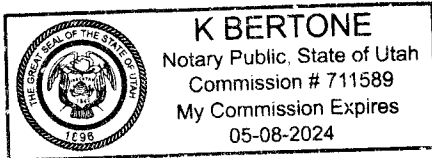
Ivory Homes, Ltd., a Utah limited partnership

Ryan R. Tesch
CFO

State of Utah)

County of Salt Lake)

On the 6 day of March, 2024, before me, a notary public, appeared Ryan R. Tesch, personally known to me or proved on the basis of satisfactory evidence of identity to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same for its stated purpose on behalf of the named entity.



Notary Public