

Ivory Homes Ltd.  
978 Woodoak Lane  
Salt Lake City, UT 84117

ENT 71850:2019 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2019 Jul 31 10:58 AM FEE 40.00 BY IP  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

115434 RCF

**STATE OF UTAH PATENT NO. P-20391-55-B174**

(Phase "B", Plat 1 Overland Subdivision)

Lot B174

**WHEREAS**, Ivory Homes Ltd., a Utah limited partnership, 978 E. Woodoak Lane, Salt Lake City, Utah, 84117, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

**AND WHEREAS**, the said Ivory Homes Ltd. has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that Development Lease Number 1074, dated February 1, 2016, and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto.

**NOW THEREFORE, I, DAVID URE**, Director of the School and Institutional Trust Lands Administration, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting, without warranty unto the said Ivory Homes Ltd., the following tract or parcel of land, situated in the County of Utah, State of Utah, to-wit:

Township 5 South Range 2 West, SLB&M Section 36

All of B174 of Phase "B", Plat 1 Overland Subdivision according to the plat of record on file with the office of the Utah County Recorder.

[Parcel ID: 48: 502:0174]

Containing 0.14 acres, more or less

**TO HAVE AND TO HOLD** the above described and granted premises unto the said Ivory Homes, Ltd., and to its successors and assigns forever;

Excepting and reserving all coal and other mineral deposits, along with the right for the Trust Lands Administration or other such authorized persons or entities to prospect for, mine, and remove such deposits, provided that any such prospecting for, mining or removal of its portion of the mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also

Subject to the Master Declaration of Covenants, Conditions, and restrictions for Overland in Eagle Mountain, Utah, as recorded on April 27, 2017, as Entry No.40466:2017, records of Utah County, Utah; also,

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing easements and rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

IN TESTIMONY WHEREOF, I affix my signature. Done this 16<sup>th</sup> day of January, 2019.

David Ure, Director  
School and Institutional  
Trust Lands Administration

By David Ure

APPROVED AS TO FORM:  
SEAN D. REYES  
ATTORNEY GENERAL

By /s/  
See Memorandum Dated December 18, 2018  
Chris Shiraldi  
Special Assistant Attorney General

Recorded Patent Book S-6 Page B174  
Certificate of Sale No. C-26634-55-B174  
Fund: School

PATENT NO. P-20391-55-B174

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STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of January, 2019, personally appeared before me David Ure, who being by me duly sworn did say that he is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 16<sup>th</sup> day of January, 2019.

*[Handwritten Signature]*

Notary Public, residing at Salt Lake

My commission expires: ~~May 6, 2021~~  
5/16/22

