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ENT 93649:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 23 2:11 pm FEE 12.00 BY MG
RECORDED FOR HANSEN BLACK ANDERSON

When Recorded, Mail To:
Nola Roberts Living Trust
555 E. 3375 N.
Lehi, Utah 84043

Tax Id No. 40-448-0211

SPECIAL WARRANTY DEED

Nola Roberts ("**Grantor**"), whose address is 555 East 3375 North, Lehi, Utah, 84043 hereby conveys and warrants against all who claim by, through or under her, but not otherwise, to Nola Kay Roberts, Trustee, or her successors in interest, of the Nola Roberts Living Trust dated September 12, 2016, and any amendments thereto ("**Grantee**"), whose address is 555 East 3375 North, Lehi, Utah, 84043, for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all improvements thereon and all appurtenances, rights, and privileges belonging thereto;

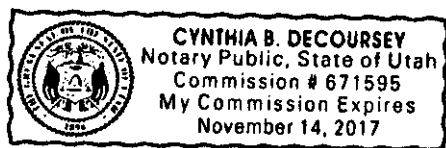
SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

WITNESS the hand of said Grantor, this 12th day of Sept, 2016.

NOLA ROBERTS

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 12th day of September, 2016, personally appeared before me NOLA ROBERTS, the signer of the above instrument, who duly acknowledged to me that she executed the same.



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot No. 211, contained within THE GARDENS AT IVORY RIDGE PLAT "B", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 39045:2012 of the official records of the County Recorder of Utah County, Utah (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, Restrictions, and Easements for The Gardens at Ivory Ridge, recorded in Utah County, Utah as Entry No. 14779:2011 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities and subject to the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements recorded as Entry No. 152736:2006 of the Official Records of the County Recorder of Utah County.

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