

WHEN RECORDED, MAIL TO:
ANDREW RYAN MARSHALL
493 East 3270 North
Lehi, UT 84043

Escrow No. 39980

WARRANTY DEED

STEPHANIE STEPHAN, grantor(s)
of HIGHLAND, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

ANDREW MARSHALL, as Sole Owner, grantee(s)
of HIGHLAND, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

Lot 107, Plat "A", Contained within the GARDENS AT IVORY RIDGE PLAT "A", a planned community as the same is identified in the plat map recorded in Utah County, Utah as Entry No. 99797:2010 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 covenant 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.

Tax ID# 40-432-0107

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

WITNESS the hand of said grantor(s), this 4TH day of JUNE, 2021.

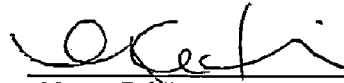


STEPHANIE STEPHAN

STATE OF UTAH
COUNTY OF UTAH

} SS.

On the 4TH day of JUNE, 2021, personally appeared before me STEPHANIE STEPHAN, the signer(s) of the within instrument who duly acknowledged to me that SHE executed the same.


Notary Public