

ENT 103186 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Jun 04 02:25 PM FEE 40.00 BY LT
RECORDED FOR Utah First Title Insurance Agency
ELECTRONICALLY RECORDED

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

