

Mail Recorded Deed & Tax Notice To:  
Pratyush Pandey and Shilpi Sunil Kumar  
5427 S. Wilco Way  
Murray, UT 84123

14242683 B: 11492 P: 5173 Total Pages: 1  
05/20/2024 04:07 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



CTIA No.: 176513-KBF

## SPECIAL WARRANTY DEED

**Ivory Towns, LLC, a Utah limited liability company**, Grantor, of Murray City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to

Pratyush Pandey and Shilpi Sunil Kumar, 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:

Salt Lake

Lot 1001, MURRAY HEIGHTS P.U.D., according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

**TAX ID NO.: 21-14-228-057** (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 16 day of February, 2024.

**Ivory Towns, LLC, a Utah limited liability company**

  
\_\_\_\_\_  
Ryan R. Tesch  
Secretary

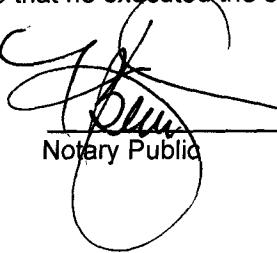
State of Utah )

County of Salt Lake )

On the 16 day of February, 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.



K BERTONE  
Notary Public, State of Utah  
Commission # 711589  
My Commission Expires  
05-08-2024

  
\_\_\_\_\_  
Notary Public