

14263571 B: 11504 P: 2251 Total Pages: 1
07/12/2024 12:12 PM By: aallen 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

Mail Recorded Deed & Tax Notice To:
Dennis Sebastian
6574 West Barneys Creek Way
West Jordan, UT 84081



CTIA No.: 179353-KBF

SPECIAL WARRANTY DEED

Ivory Homes, Ltd., a Utah limited partnership, Grantor, of Murray City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to

Dennis Sebastian

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

Salt Lake County, State of Utah:

Lot 121, DRY CREEK HIGHLANDS PHASE 1-A, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 26-03-226-002 (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 30 day of April, 2024.

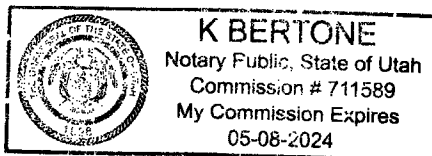
Ivory Homes, Ltd., a Utah limited partnership

Ryan R. Tesch
CFO

State of Utah)

County of Salt Lake)

On the 30 day of April, 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.



Notary Public