

When recorded please return to:
Ivory Homes, Ltd.
978 Woodoak Lane
Salt Lake City, UT 84117

175880-RCF

ENT 15238:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Mar 08 03:43 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

STATE OF UTAH PATENT NO. P-20391-141-117

(Phase "A" Plat 1 Overland Village 2 Subdivision)
Lot 117

WHEREAS, Ivory Homes Ltd., a Utah limited partnership, 978 E. Woodoak Lane, Salt Lake City, Utah, 84117, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said Ivory Homes Ltd. has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that Development Lease Number 1074, dated February 1, 2016, and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto.

NOW THEREFORE, I, MICHELLE E. MCCONKIE, Director of the School and Institutional Trust Lands Administration, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting, without warranty unto the said Ivory Homes Ltd., the following tract or parcel of land, situated in the County of Utah, State of Utah, to-wit:

Township 5 South Range 2 West, SLB&M Section 36

All of Lot 117 of Phase "A" Plat 1 Overland Village 2 Subdivision according to the plat of record on file with the office of the Utah County Recorder.

[Parcel ID: 48: 565:0117]

Containing 0.12 acres, more or less

TO HAVE AND TO HOLD the above described and granted premises unto the said Ivory Homes, Ltd., and to its successors and assigns forever;

Excepting and reserving all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits, provided the State or other authorized persons do not enter upon or use the surface or any part of the premises and provided the State or other authorized persons retain all appropriate structural support of the premises; also,

Subject to the Master Declaration of Covenants, Conditions, and restrictions for Overland in Eagle Mountain, Utah, as recorded on April 27, 2017, as Entry No. 40466:2017, records of Utah County, Utah; also,

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Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

IN TESTIMONY WHEREOF, I affix my signature. Done this 12th day of December, 2022.

Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration

By Michelle E. McConkie
Signed with **Stavvy**

APPROVED AS TO FORM:
SEAN D. REYES
ATTORNEY GENERAL

By _____/s/
See Memorandum Dated December 18, 2018
Chris Shiraldi
Special Assistant Attorney General

Certificate of Sale No. C-26634-141-117
Fund: School

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STATE OF UTAH)
 : ss.
COUNTY OF ~~SALT LAKE~~ DAVIS

On the 12th day of December, 2022, personally appeared before me Michelle E. McConkie, who being by me duly sworn did say that she is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that she executed the same.

Given under my hand and seal this 12th day of December, 2022.

My commission expires: ~~May 31, 2026~~
10/19/2024

Jessica Barney
Signed with Stavvy

Notary Public, residing at: ~~SALT LAKE~~
DAVIS



Notarized remotely via audio/video communication using Stavvy