

Mail Recorded Deed & Tax Notice To:  
Nicholas Roberts and Samantha Roberts  
6599 N. Bismark Peak  
Eagle Mountain, UT 84005

ENT 17297:2023 PG 1 of 1  
**Andrea Allen**  
**Utah County Recorder**  
2023 Mar 21 12:49 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



The logo for Cottonwood Title. It consists of a circular icon on the left containing a stylized, leafy tree. To the right of the icon, the word "COTTONWOOD" is written in a large, bold, black, sans-serif font. Below it, the word "TITLE" is written in a slightly smaller, bold, black, sans-serif font.

CTIA No.: 166545-RCF

# **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

Nicholas Roberts and Samantha Roberts, 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:

## Utah

Lot D103, OVERLAND SUBDIVISION PHASE D, PLAT 1, AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 48-559-0103 (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.

This Special Warranty Deed is effective as of the 6 day of February, 2023.

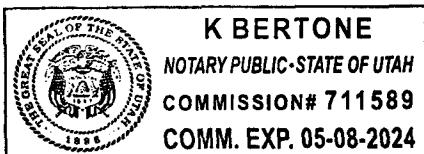
**Ivory Homes, Ltd., a Utah limited partnership**

**Ryan R. Tesch**  
**CFO**

State of Utah )

## County of Salt Lake )

On the 6 day of February, 2023, 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

Notary Public