

ENT 18380:2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 14 01:17 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
David L. Larsen and Jill H. Larsen  
6767 N. Bismark Peak  
Eagle Mountain, UT 84005



CTIA No.: 186022-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

David L. Larsen and Jill H. Larsen, husband and wife as 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

Utah County, State of Utah:

Lot D265, OVERLAND PHASE D PLAT 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 48-550-0265 (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 24 day of December, 2024.

Ivory Homes, Ltd., a Utah limited partnership

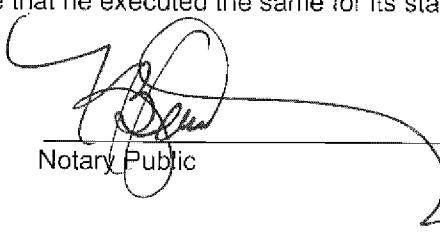
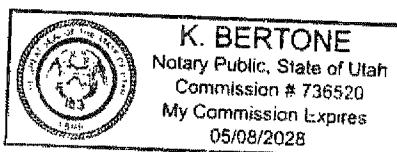


Ryan R. Tesch  
CEO

State of Utah )

County of Salt Lake )

On the 24 day of December, 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