

Mail Recorded Deed and Tax Notice To:  
Rhea D. Seaberg, Trustee  
557 East 3270 North  
Lehi, UT 84043

ENT 21808:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Mar 18 01:31 PM FEE 13.00 BY MA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 110072-TOF

## SPECIAL WARRANTY DEED

Rhea D. Seaberg, Trustee of the Rhea D. Seaberg Revocable Trust u/a/d 7/07/2016

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Rhea D. Seaberg, Trustee of The Rhea D. Seaberg Revocable Trust u/a/d 7/07/2016 as to an undivided 90% interest and Lodestar Property Holdings, LLC as to an undivided 10% interest

**GRANTEE(S)** of Lehi, State of Utah

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:

All of Lot No. 103, contained within THE GARDENS AT IVORY RIDGE PLAT "A", a Planned Community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 99797:2010 of the official records of the County Recorder of Utah County, Utah (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, Restrictions and Easements for The Gardens at Ivory Ridge, recorded in Utah County, Utah as Entry No. 14779:2011 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Areas and Facilities and subject to the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements recorded as Entry No. 152736:2006 of the official records of the County Recorder of Utah County.

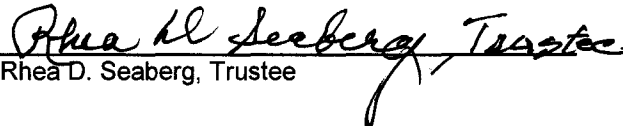
**TAX ID NO.:** 40-432-0103 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this Mar 15, 2019.

The Rhea D. Seaberg Revocable Trust u/a/d July 7, 2016.

  
Rhea D. Seaberg, Trustee

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STATE OF UTAH

COUNTY OF SALT LAKE

On the 15<sup>th</sup> Day of Mar 2019, personally appeared before me Rhea D. Seaberg, Trustee of The Rhea D. Seaberg Revocable Trust u/a/d July 7, 2016, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Kimberly Adams  
Notary Public



COMM#  
701104  
EXP 7-7-2022