

Mail Recorded Deed & Tax Notice To:  
Chandler Ewell  
1798 E. Duckwater Peak  
Eagle Mountain, UT 84005

ENT 27322:2024 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Apr 29 02:13 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

CTIA No.: 173790-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

Chandler Ewell

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 303, OVERLAND VILLAGE 2 PHASE "A" PLAT 3 SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 48-570-0303** (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 6 day of March, 2024.

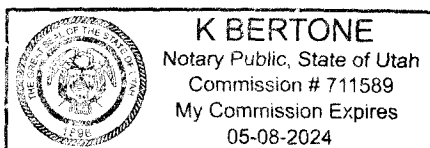
**Ivory Homes, Ltd., a Utah limited partnership**

  
\_\_\_\_\_  
**Ryan R. Tesch**  
CFO

State of Utah )

County of Salt Lake )

On the 6 day of March, 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.



  
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Notary Public