

When recorded please return to:

Ivory Homes, Ltd.
978 Woodoak Lane
Salt Lake City, UT 84117

ENT28801:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Mar 05 01:28 PM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

12757-RCF

STATE OF UTAH PATENT NO. P-20391-71-B326

(Phase "B", Plat 3 Overland Subdivision)

Lot B326

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, DAVID URE, 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 B326 of Phase "B", Plat 3 Overland Subdivision according to the plat of record on file with the office of the Utah County Recorder.

[Parcel ID: 48: 514:0326]

Containing 0.15 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,

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 25th day of November, 2019.

David Ure, Director
School and Institutional
Trust Lands Administration

By David Ure

APPROVED AS TO FORM:
SEAN D. REYES
ATTORNEY GENERAL

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

Recorded Patent Book S-6 Page B326
Certificate of Sale No. C-26634-71-B326
Fund: School

PATENT NO. P-20391-71-B326

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

On the 25th day of November, 2019, personally appeared before me David Ure, who being by me duly sworn did say that he 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 he executed the same.

Given under my hand and seal this 25th day of November, 2019.

My commission expires: May 16, 2022
~~6, 2021~~



Notary Public, residing at: Salt Lake

