

ENT 29870:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 08 12:39 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Bailey Nielson and Carter Bailey
457 East Clubview Lane
Lehi, UT 84043



File No.: 177039-KMF

WARRANTY DEED

Damon Cole Nielson, as Successor Trustee of The Nielson Family Trust, dated the 7th day of December, 2005,

GRANTOR(S), of Highland, State of Utah, hereby Conveys and Warrants to

Bailey Nielson and Carter Bailey, joint tenants,

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:

Lot 301, CLUBVIEW AT IVORY RIDGE, PLAT "C", a Planned Community, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 65-361-0301 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of April, 2024.

The Nielson Family Trust, dated the 7th day of December, 2005

BY:

Damon Cole Nielson
Successor Trustee

STATE OF UTAH

COUNTY OF UTAH

On this 29th day of April, 2024, before me, personally appeared Damon Cole Nielson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Nielson Family Trust, dated the 7th day of December, 2005.

Kimberly Adams
Notary Public

