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BK 8593 PG 395

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/26/2024 01:13:22 PM
FEE: \$40.00 Pgs: 1
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Jennifer Flygare
1390 E. Orchard Ridge Lane
Kaysville, UT 84037



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

Jennifer Flygare

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
Davis County, State of Utah:

Lot 202, ORCHARD RIDGE ESTATES - PHASE 2, according to the official plat thereof as recorded in the office of the Davis County Recorder.

TAX ID NO.: 15-097-0202 (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 20 day of September, 2024.

Ivory Homes, Ltd., a Utah limited partnership

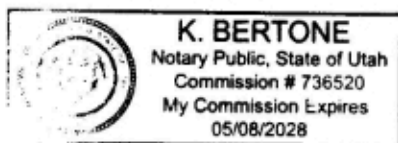


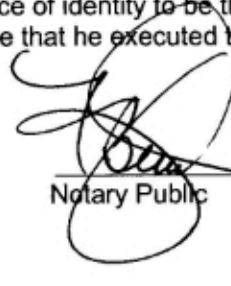
Ryan R. Tesch
CFO

State of Utah)

County of Salt Lake)

On the 20 day of September, 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