

File No. 026858
When recorded return to:
Mail tax notice to:
Grantees
603 W Sandhill Dr, Lehi, UT 84043

SPECIAL WARRANTY DEED

Kellen T. Fowler and Sarah D. Fowler, "Grantor",

hereby CONVEYS and WARRANTS against all claiming by, through, or under it to:

Kellen T. Fowler and Sarah D. Fowler, Husband and Wife "Grantees",

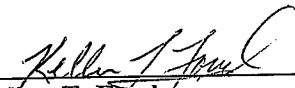
for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

All of Lot No. 442, contained within PARK ESTATES AT IVORY RIDGE, PLAT "D", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 44095:2013 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 and Restrictions for Parkside at Ivory Ridge, recorded in Utah County as Entry No. 88080:2010 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, subject to provisions of the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the official records of the Utah County Recorder.

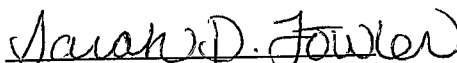
49-746-0442

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand of said grantor, this 2ND day of May, A.D. 2016.




Kellen T. Fowler



Sarah D. Fowler

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 2nd day of May, A.D. 2016, personally appeared before me Kellen T. Fowler and Sarah D. Fowler, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 2-19-18
Residing at: ODDEN UT

