

Mail Recorded Deed & Tax Notice To:
Nikolaus Edward Seemann and Suzanne Seemann
121 East 1760 North
Heber City, UT 84032

Ent 536816 Bk 1453 Pg 1541 - 1541
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Sep 19 01:18PM Fee: \$40.00 KM
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED



SPECIAL WARRANTY DEED

Ivory Towns, LLC, a Utah limited liability company, Grantor, of Murray City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to

Nikolaus Edward Seemann and Suzanne Seemann, joint tenants

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

Wasatch County, State of Utah:


Lot 318, COYOTE RIDGE PHASE 3, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

TAX ID NO.: 00-0021-7029 (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 14 day of July, 2023.

Ivory Towns, LLC, a Utah limited liability company

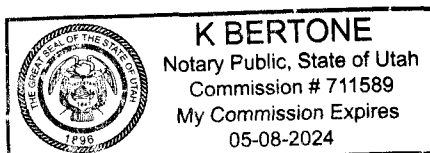


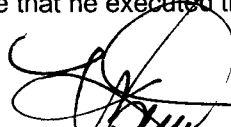
Ryan R. Tesch
Secretary

State of Utah)

County of Salt Lake)

On the 14 day of July, 2023, 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