

Mail Recorded Deed & Tax Notice To:  
The Michael and Karen Stevens Family Trust  
2936 Harvest Glen Court  
Oakhill, VA 20171

Ent 543082 Bk 1469 Pg 345 - 345  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 Mar 19 11:25AM Fee: \$40.00 CO  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

CTIA No.: 176324-DJF

## 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

Michael R. Stevens and Karen P. Stevens, Trustees, of The Michael and Karen Stevens Family Trust,  
dated December 5, 2008  
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

County, State of Utah:

Wasatch

Unit 79, BEAUFONTAINE PLANNED UNIT DEVELOPMENT PHASE 4 SUBDIVISION, according to the  
official plat thereof as recorded in the office of the Wasatch County Recorder.

**TAX ID NO.: 00-0021-8803** (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 12 day of January, 2024.

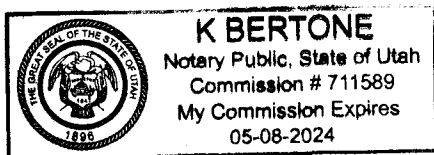
**Ivory Homes, Ltd., a Utah limited partnership**

Ryan R. Tesch  
CFO

State of Utah )

County of Salt Lake )

On the 12 day of January, 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.

  
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Notary Public