

Mail Recorded Deed & Tax Notice To:  
Brodin Bennett and Cheyanne Snowball  
1808 North 180 East  
Heber City, UT 84032



CTIA No.: 187366-RCF

Ent 556508 Bk 1507 Pg 134 - 134  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2025 Feb 28 04:13PM Fee: \$40.00 CO  
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

Brodin Bennett and Cheyanne Snowball, 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 417, COYOTE RIDGE PHASE 4, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

**TAX ID NO.: 00-0021-7931** (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 24 day of December, 2024.

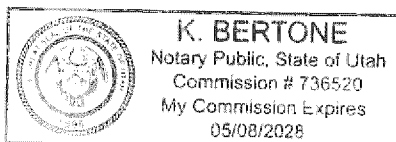
**Ivory Towns, LLC, a Utah limited liability company**

**Ryan R. Tesch**  
Secretary

State of Utah )

County of Salt Lake )

On the 24 day of December, 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