

Mail Recorded Deed and Tax Notice To:
ICO Ridge Towns, LLC, a Utah limited liability company
978 E. Woodoak Lane
Salt Lake City, UT 84117

ENT63384:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 May 25 09:55 AM FEE 40.00 BY CH
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



COTTONWOOD
TITLE

File No.: 156780-TOF

SPECIAL WARRANTY DEED

Sundborn, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

ICO Ridge Towns, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 42-103-0002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 24th day of May, 2022.

Sundborn, LLC

By: *James Seaberg*
Name: James Seaberg
Its: Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ ^{UTAH}

On 24th day of May, 2022, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sundborn, LLC.

Deanne Clayton
Notary Public

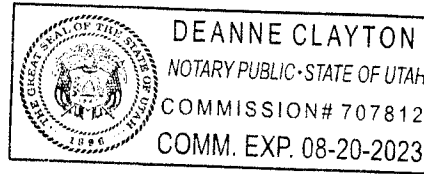


EXHIBIT A
Legal Description

All of Lot 3B, IVORY RIDGE PLAT B, according to the official plat there of as recorded in the office of the Utah County Recorder on July 19, 2021 as Entry No. 126675:2021, Map No. 17803.