

ENT 82570:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Oct 23 11:31 AM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
James G. Seaberg
557 East 3270 North
Lehi, UT 84043



File No.: 194789-KMF

SPECIAL WARRANTY DEED

James G. Seaberg, Successor Trustee of The Rhea D. Seaberg Revocable Trust u/a/d 7/07/2016, as to an undivided 90% interest and Lodestar Property Holdings, LLC, as to an undivided 10% interest,

GRANTOR(S), of Lehi, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

James G. Seaberg as to an undivided 40%, Norman D. Seaberg as to an undivided 30%, and John J. Seaberg III as to an undivided 30%,

GRANTEE(S), of Lehi, 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:

Lot 103, THE GARDENS AT IVORY RIDGE PLAT "A", a Planned Community, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 40-432-0103 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 2015-10-22.

The Rhea D. Seaberg Revocable Trust u/a/d
7/07/2016

BY: James G. Seaberg
James G. Seaberg
Successor Trustee

Lodestar Property Holdings, LLC

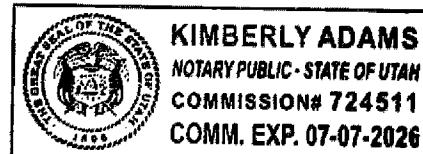
BY: James G. Seaberg
James G. Seaberg
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 10/22/2025, before me, personally appeared James G. 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 The Rhea D. Seaberg Revocable Trust u/a/d 7/07/2016.

Kimberly Adams
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 10/22/2025, before me, personally appeared James G. 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 Lodestar Property Holdings, LLC.

Kimberly Adams
Notary Public

