

Warranty Deed Page 1 of 1  
Russell Shirts Washington County Recorder  
08/24/2020 02:45:35 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Diane Welch  
55 San Grade Rd #97  
Salinas, CA 93906



**SOUTHERN UTAH  
TITLE COMPANY**  
"Doing good Deeds for over 70 years"  
sutc.com

Order No. 213082 - KNW  
Tax I.D. No. W-ESCO-1-76

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

**Ivory Southern, LLC, a Utah Limited Liability Company**, grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEY and WARRANT** against all claiming by, through or under Grantor(s) to


**Diane Welch and Francis Welch, Wife and Husband, as Joint Tenants**, grantee(s) of Salinas, County of MANATEE, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**Lot Seventy-Six (76), ESCONDIDO AT SIENNA HILLS PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

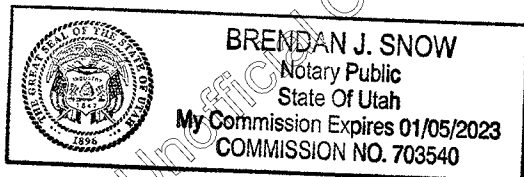
WITNESS the hand(s) of said grantor(s), this 24 day of August, 2020.


Ivory Southern, LLC, a Utah Limited Liability Company

By:   
Jair Almaraz, Authorized Agent

STATE OF Utah )  
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COUNTY OF Washington )

On the 24 day of August, 2020, personally appeared before me, Jair Almaraz, who being by me duly sworn, did say that he/she is the Authorized Agent of Ivory Southern, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jair Almaraz acknowledged to me that said limited liability company executed the same.



  
NOTARY PUBLIC  
My Commission Expires: 1/5/23