## DOC ID 20210009304

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder 02/09/2021 03:04:18 PM Fee \$40.00 By SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to: Ivory Southern, LLC, a Utah Limited Liability Company 978 E. Woodoak Lane Salt Lake City, UT 84117



Order No. 213976 - DES

Space Above This Line for Recorder's Use

Tax I.D. No. H-DSP-D-168, H-DSP-D-169, and H-DSP-D-170

## WARRANTY DEED

Wendell G. Payne, trustee of The Wendell G. Payne Family Trust dated August 19, 2009, grantor(s), of Valencia, County of Los Angeles, State of CA, hereby CONVEY and WARRANT to

Ivory Southern, LLC, a Utah Limited Lability Company, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lots 168, 169 and 170 DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "D", 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 \_\_\_\_\_\_ day of February, 2021.

The Wendell G. Payne Family Trust dated August 19, 2009

By: \_\_\_\_\_\_\_\_ Wendell G. Payne, trustee

STATE OF

COUNTY OF \_\_\_\_\_\_\_ ;ss.

On the \_\_\_\_\_ day of February, 2021, personally appeared before me, Wendell G. Payne, trustee of The Wendell G. Payne Family Trust dated August 19, 2009, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC

MX Commission Expires:

ATTIACHED

ACKNOWLEDGHENT

## CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA	)	1/0	
COUNTY OF Los Angeles			
On 02/08/2021 before me,	Amy R. Mosshammer	, Notary Public	
(Date)		ind Title of the Officer)	
Wendell G	Payne		
personally appeared Wendell G. Who proved to me on the basis of	estisfactory ouidones to he	Managental whose named (8)	ara 🔍
subscribed to the within instrumen	t and acknowledged to me	that he/she/they executed the sa	me
in his/her/their authorized capacity	lies), and that by kis/her/	their signature(s) on the instrum	ent
the person(s), or the entity upon be	half of which the person(s)	acted, executed the instrument.	
/	<b>\(\rightarrow\)</b>		
I certify under PENALTY OF PERJUF	RY under the laws of the St	ate of California that the foregoi	ing
paragraph is true and correct.			
WITNESS my hand and official seal.			
		AMY R. MOSSHAMMER  Notary Public - California	
Vimul V/W Josephinm		Los Angeles County Commission # 2331054	XX S
Signature of Notary Public	(Notary Seal)	My Comm. Expires Jul 26, 2024	ŀ
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$\checkmark$			
ADDITIONAL OPTIONAL INFORMATION			
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Description of Attached Documen			
Title or Type of Document: Warre	anty Deed	ocument Date: 02/08/2021	(D))
Number of Pages: 1 Signer(s	) Other Than Named Above	. N/A	,~
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Additional Information: N/A			

revision date 01/01/2015