

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
05/25/2021 02:47:25 PM Fee \$40.00 By  
VANGUARD TITLE INSURANCE AGENCY, LLC -  
ST. GEORGE 1

Vanguard Title Insurance Agency, LLC

Mail Tax Notices to and

WHEN RECORDED RETURN TO:

Ivory Southern, LLC

916 E Woodoak Lane  
SLC, UT. 84117

File No.: 62443-KB

**SPECIAL WARRANTY DEED**

GRANTOR(S): **Western States Ventures SG, LLC, a Utah Limited Liability Company**

hereby CONVEY(S) and WARRANT(S) only as against all claiming by though or under it to:

GRANTEE(S): **Ivory Southern, LLC, a Utah Limited Liability Company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in County, State of :

All of Lots 1, 4, 6, 7, the Southwest 1/4 of the Northeast 1/4, the East 1/2 of the Southeast 1/4 of the Northwest 1/4, the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 42 South, Range 15 West, Salt Lake Base and Meridian, begin further described as follows:

Beginning at the South Quarter Corner of Section 25 Township 42 South, Range 15 West, Salt Lake Base and Meridian; running thence North 00°20'36" East along the Quarter Section Line 2604.61 feet to the Center of Section; thence North 89°35'25" West along the Quarter Section Line 670.77' to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 25, said point also being the Southeast Corner of Horizon Elementary School; thence North 00°18'51" East along the East line of said Horizon Elementary School and the Sixty-Fourth Section Line 999.55 feet, to the Northeast Corner of said Horizon Elementary School property; thence North 89°43'30" West along the North Line of said Horizon Elementary School 671.28 feet to the Sixteenth Section Line, said line; thence North 00°17'05" East along said Sixteenth Section Line 332.66 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25; thence South 89°46'11" East along said Sixteenth Section Line 1342.90 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 25; thence South 89°47'39" East along the Sixteenth Section Line 2675.82 feet to the North 1/16 Section Corner of Section 25 only; thence South 34°29'09" West 4767.58 feet to the point of beginning.

Excepting Shooting Star Subdivisions, Phases 1, 2, & 3 as recorded in the Office of the County Recorder of Washington County, Utah.

Tax Parcel No.: W-5-2-25-130

