

When recorded mail deed and tax notice to:  
C & P Ranch, LLC, a Utah Limited Liability  
Company  
2203 E 1050 S  
Springville, UT 84663



Order No. 215860 - BJS  
Tax I.D. No. W-PASE-2-25

Space Above This Line for Recorder's Use

**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 to

C & P Ranch, LLC, a Utah Limited Liability Company, grantee(s) of Springville, County of Utah, 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:

Lot Twenty-Five (25), PASEOS AT SIENNA HILLS PHASE 2, 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 14 day of December, 2021.

Ivory Southern, LLC, a Utah Limited Liability Company

By: [Signature]  
Jair Almaraz, Authorized Agent

STATE OF Utah )  
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 )  
COUNTY OF Washington )

On the 14 day of December, 2021, 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.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 1/5/23