

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/15/2022 08:32:08 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
Thomas E. Vanausdal and Francis J. Vanausdal
1521 Tollman Way
Washington, UT 84780

COTTONWOOD

File No.: 158337-KLF

SPECIAL WARRANTY DEED

Ivory Southern, LLC, a Utah Limited Liability Company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Thomas E. Vanausdal and Francis J. Vanausdal, Husband and Wife, as Joint Tenants

GRANTEE(S) of Washington, 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 **Washington County**, State of Utah:

Lot 121, SHOOTING STAR PHASE 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: W-SHOT-2-121 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14th day of June, 2022.

Ivory Southern, LLC, a Utah Limited Liability Company

BY: [Signature]
Jair Almaraz, Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 14th day of June, 2022, before me, personally appeared Jair Almaraz, 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 Ivory Southern, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public

