

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/30/2022 02:03:16 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
Brent Groom and Heather Groom
113 West 3240 North
Lehi, UT 84043

COTTONWOOD

File No.: 157098-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

Brent Groom and Heather Groom, Husband and Wife, as Joint Tenants

GRANTEE(S) of Lehi, 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 17, LAKESIDE AT DESERT SANDS - PHASE 1, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

TAX ID NO.: H-LADS-1-17 (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 1 day of September, 2022.

Ivory Southern, LLC, a Utah Limited Liability Company

BY: [Signature]
Jair Almaraz
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 1 day of September, 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

