

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/31/2023 01:56:12 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Michael J. Garzarelli  
2858 West 15250 South  
Bluffdale, UT 84065



File No.: 157097-KLF

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## 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

**Michael J. Garzarelli**

**GRANTEE(S)** of Bluffdale, 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 68, PASEOS AT SIENNA HILLS PHASE 3, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah.


**TAX ID NO.:** **W-PASE-3-68** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 3 day of January, 2023.

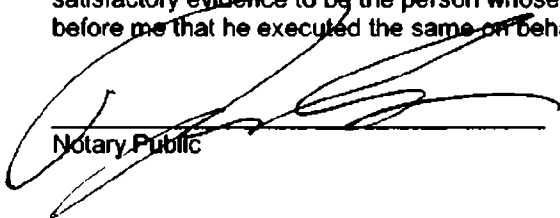
Ivory Southern, LLC, a Utah Limited Liability Company

BY:   
Jair Almaraz  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 3 day of January, 2023, 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 executed the same on behalf of Ivory Southern, LLC, a Utah Limited Liability Company.

  
Notary Public

