

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
06/13/2023 10:05:16 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Jeffrey Hanks and Julie Hanks  
9149 S. Gleen Abbey Way  
Sandy, UT 84093



File No.: 168789-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

**Jeffrey Hanks and Julie Hanks, joint tenants,**

**GRANTEE(S)**, of Sandy, 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 5, 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-1-5 (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 5th day of June, 2023.


Ivory Southern, LLC, a Utah limited liability  
company

BY:   
Jair Almaraz  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 5th day of June, 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/she/they executed the same on behalf of Ivory Southern, LLC, a Utah limited liability company.

  
Notary Public

