

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
07/17/2023 02:37:09 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Yvonne R. Cavaco and Matthew D. Cavaco  
1488 East Toliman Way  
Washington, UT 84780



File No.: 170168-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

**Yvonne R. Cavaco and Matthew D. Cavaco, 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 134, 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-2-134** (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 12 day of July, 2023.

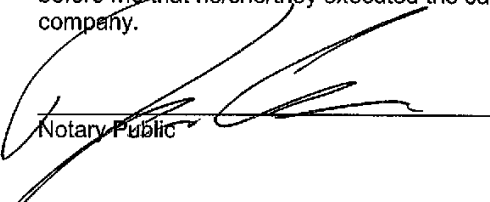
Ivory Southern, LLC, a Utah limited liability  
company

BY:   
Jair Almaraz  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 12<sup>th</sup> day of July, 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

