

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
08/30/2024 08:27:50 AM Fee \$50.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Ivory Southern, LLC, a Utah Limited Liability Company
978 E. Woodoak Lane
Salt Lake City, UT 84117



Order No. 231879 - BJS Space Above This Line for Recorder's Use
Tax I.D. No. H-LADS-3-30, H-LADS-3-31, H-LADS-3-32, H-LADS-3-33, H-LADS-3-34, H-LADS-3-35, H-LADS-3-36, H-LADS-3-37, H-LADS-3-38, H-LADS-3-39, H-LADS-3-40, H-LADS-3-41, H-LADS-3-42, H-LADS-3-43, H-LADS-3-44, and H-LADS-3-45

SPECIAL WARRANTY DEED

The Hollows, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** against all claiming by, through or under Grantor(s) to

Ivory Southern, LLC, a Utah Limited Liability Company, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45, LAKESIDE AT DESERT SANDS - PHASE 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 29th day of August, 2024.

The Hollows, LLC, a Utah Limited Liability Company

By: [Signature]
Brett Burgess, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 29 day of August, 2024, personally appeared before me, Brett Burgess, who being by me duly sworn, did say that he/she is the Manager of The Hollows, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Brett Burgess acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires: 11-15-2024