

Special Warranty Deed Page 1 of 1  
 Russell Shirts Washington County Recorder  
 11/25/2020 04:06:33 PM Fee \$40.00 By  
 SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Matthew Bret Rees  
 9466 N 3830 W  
 Pleasant Grove, UT 84062



Order No. 214485 - KNW  
 Tax I.D. No. W-ESCO-1-9

Space Above This Line for Recorder's Use

## SPECIAL WARRANTY DEED

**Ivory Southern, LLC, a Utah Limited Liability Company**, grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEY** and **WARRANT** against all claiming by, through or under Grantor(s) to

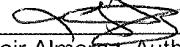
**Matthew Bret Rees and Jenney Marie Rees, Joint Tenants**,  
 , grantee(s) of Pleasant Grove, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND  
 VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**Lot Nine (9), ESCONDIDO AT SIENNA HILLS PHASE 1, 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.

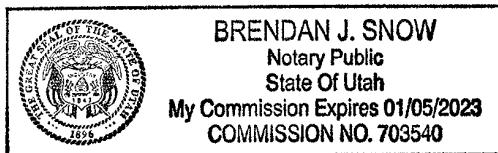
WITNESS the hand(s) of said grantor(s), this 23 day of November, 2020.

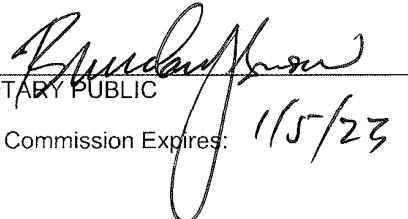
Ivory Southern, LLC, a Utah Limited Liability Company

By:   
 Jair Almaraz, Authorized Agent

STATE OF Utah )  
 :ss.  
 COUNTY OF Washington )

On the 23 day of November, 2020, personally appeared before me, Jair Almaraz, who being by me duly sworn, did say  
 that he/she is the Authorized Agent of Ivory Southern, 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 Jair Almaraz acknowledged to me that said limited  
 liability company executed the same.



  
 NOTARY PUBLIC  
 My Commission Expires: 1/5/23