

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



**SOUTHERN UTAH
 TITLE COMPANY**
"Doing good Deeds for over 70 years"
 sutc.com

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.

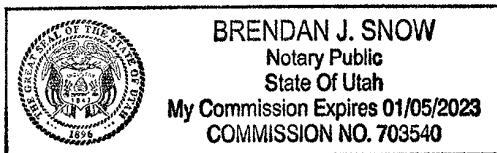
WITNESS the hand(s) of said grantor(s), this 23 day of November, 2020.

Ivory Southern, LLC, a Utah Limited Liability Company

By: [Signature]
 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.



[Signature]
 NOTARY PUBLIC
 My Commission Expires: 11/5/23