

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County
Recorder
09/29/2021 03:34:09 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Megan Wenker
286 W 3375 N
Lehi, UT 84043



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

Order No. 216772 - KW
Tax I.D. No. W-ESCO-2-106

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

Megan Wenker and Nicolas L. Wenker, Joint Tenants, grantee(s) of Lehi, 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 106, ESCONDIDO AT SIENNA HILLS PHASE 2, 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.

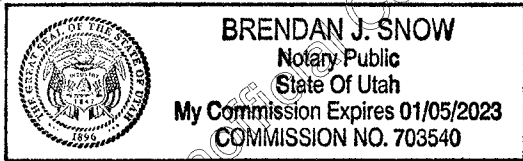
WITNESS the hand(s) of said grantor(s), this 28 day of September, 2021.

Ivory Southern, LLC, a Utah Limited Liability Company

By: [Signature]
Jair Almaraz, Authorized Agent

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

On the 28 day of September, 2021, 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: 1/5/23