

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/04/2022 03:18:46 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
Jason E. Chaffetz
315 S. Westfield Circle
Alpine Utah 84004



File No.: 153008-KLF

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

Jason E. Chaffetz

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 45, 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.

TAX ID NO.: W-ESCO-2-45 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 4 day of January, 2022.

Ivory Southern, LLC, a Utah limited liability company

BY: 

Jair Almaraz
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 4 day of January, 2022, 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

