

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
03/22/2024 01:17:34 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Sintra Investments, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



File No.:

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## 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**

**Sintra Investments, LLC, a Utah limited liability company,**

**GRANTEE(S), of Salt Lake City, 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 137, SHOOTING STAR PHASE 2 SUBDIVISION, according to the official plat thereof as recorded in  
the office of the Washington County Recorder.

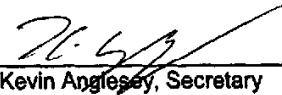
**TAX ID NO.: W-SHOT-2-137 (for reference purposes only)**

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions,  
reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 3 day of January, 2017.

Ivory Southern, LLC, a Utah limited liability company

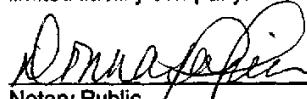


Kevin Anglesey, Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 3 day of January, 2017, before me, personally appeared Kevin Anglesey, 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

