

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
11/08/2024 09:21:10 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
BreeAnne Kraft  
7 East Dakar Lane  
St. George, UT 84790



File No.: 183279-KLF

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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

**BreeAnne Kraft,**

**GRANTEE(S)**, of St. George, 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 5, AVENIDAS AT HIDDEN VALLEY AMENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder.

**TAX ID NO.:** SG-AHV-5 (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 1 day of November, 2024.

Ivory Southern, LLC, a Utah limited liability company

BY: [Signature]  
Jair Almaraz  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 1 day of November, 2024, 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.

[Signature]  
Notary Public

