

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/27/2022 01:27:50 PM Fee \$108.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

SEND TAX NOTICES TO:

WASATCH DESERT SAGE, LLC
C/O WASATCH ACQUISITIONS AND CAPITAL, INC.
595 SOUTH RIVERWOODS PARKWAY, STE 400
LOGAN, UTAH 84321

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

SPECIAL WARRANTY DEED


ZK HOLDINGS PHASE 3, LLC, an Arizona limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to WASATCH DESERT SAGE, LLC, a Utah limited liability company, Grantee, of 595 South Riverwoods Parkway, Suite 400, Logan, Utah, 84321, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah:

See Exhibit "A" attached.

WITNESS, the hand of said Grantor this 27 day of January, 2022.

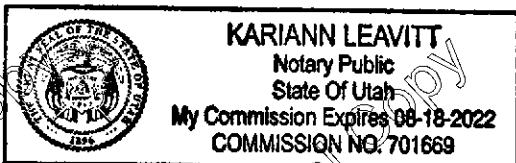
ZK HOLDINGS PHASE 3, LLC
An Arizona Limited Liability Company

BY: **SZT MANAGEMENT, LLC**
A Nevada Limited Liability Company

By 
Bill Zitting, Manager

STATE OF UTAH)
 : ss.
County of Washington)

On the 27 day of January, 2022, personally appeared before me BILL ZITTING, who, being by me duly sworn, did say that he is the Manager of SZT MANAGEMENT, LLC, which is the Manager of ZK HOLDINGS PHASE 3, LLC and that the said instrument was signed on behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.




NOTARY PUBLIC

152403-KLP

EXHIBIT "A"

LEGAL DESCRIPTION

That certain real property located in Washington County, State of Utah, and more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44, DESERT SAGE TOWNHOMES P.U.D., PHASE 2, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah recorded October 27, 2021 as Entry No. 20210069495.

ALSO:

Lots 30, 31, 32, 33 and 34, DESERT SAGE TOWNHOMES P.U.D., PHASE 1, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah, recorded October 21, 2021 as Entry No. 20210068385.

+++

For reference purposes only: Washington County Tax Parcel Nos. H-DSA-2-1, H-DSA-2-2, H-DSA-2-3, H-DSA-2-4, H-DSA-2-5, H-DSA-2-6, H-DSA-2-7, H-DSA-2-8, H-DSA-2-9, H-DSA-2-10, H-DSA-2-11, H-DSA-2-12, H-DSA-2-13, H-DSA-2-14, H-DSA-2-15, H-DSA-2-16, H-DSA-2-17, H-DSA-2-18, H-DSA-2-19, H-DSA-2-20, H-DSA-2-21, H-DSA-2-22, H-DSA-2-23, H-DSA-2-24, H-DSA-2-25, H-DSA-2-26, H-DSA-2-27, H-DSA-2-28, H-DSA-2-29, H-DSA-2-35, H-DSA-2-36, H-DSA-2-37, H-DSA-2-38, H-DSA-2-39, H-DSA-2-40, H-DSA-2-41, H-DSA-2-42, H-DSA-2-43, H-DSA-2-44, H-DSA-1-30, H-DSA-1-31, H-DSA-1-32, H-DSA-1-33 and H-DSA-1-34.

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
01/27/2023 04:07:38 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Wasatch Desert Sage, LLC
c/o Wasatch Acquisitions and Capital, Inc.
595 S Riverwoods Parkway, Ste 400
Logan, Utah 84321



File No.: 163853-CAB

SPECIAL WARRANTY DEED

ZK Holdings Phase 3, LLC, an Arizona limited liability company

GRANTOR of Mesa, State of Arizona, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Wasatch Desert Sage, LLC, a Utah limited liability company

GRANTEE of Logan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tracts of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: H-DSA-1-COMMON and H-DSA-2-COMMON (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 26th day of January, 2023.

ZK Holdings Phase 3, LLC
an Arizona limited liability company


BY: SZT Management, LLC
a Nevada limited liability company

BY: 
Bill Zitting, Manager

STATE OF Utah

COUNTY OF Washington

On this 26th day of January, 2023, before me, personally appeared Bill Zitting, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of SZT Management, LLC, a Nevada limited liability company, which is the Manager of ZK Holdings Phase 3, LLC, an Arizona limited liability company.


Notary Public

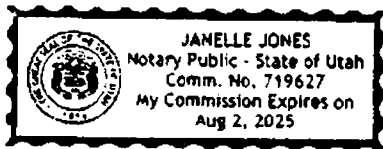


EXHIBIT A

All of the Common Areas and Limited Common Areas within Desert Sage Townhomes P.U.D., Phase 1, according to the official plat thereof, as recorded October 21, 2021 as Entry No. 20210068385 in the office of the Washington County Recorder, State of Utah.

Tax ID No.: H-DSA-1-COMMON

ALSO:

All of the Common Areas and Limited Common Areas within Desert Sage Townhomes P.U.D., Phase 2, according to the official plat thereof, as recorded October 27, 2021 as Entry No. 20210069495 in the office of the Washington County Recorder, State of Utah.

Tax ID No.: H-DSA-2-COMMON