

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Timothy C. Cox  
1184 South 650 West  
Heber City, UT 84032  
File No.: 50847

Parcel No.: H-CSC-2-D-8

**WARRANTY DEED**

**JR Property Management, L.L.C., a Utah Limited Liability Company**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Timothy C. Cox**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Washington County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 108 North 6680 West, #D8, Hurricane, UT 84737

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

WITNESS, the hand of said grantor this 7<sup>th</sup> day of January, 2021.

JR Property Management, L.L.C.  
By its Manager:  
The Jon J. Robinson Trust dated the 15th day of  
October, 2001

By: [Signature]  
Jon J. Robinson, Trustee

State of Utah  
County of DAVIS

On this 7<sup>th</sup> day of January, 2021, before me, the undersigned Notary Public, personally appeared Jon J. Robinson, Trustee of The Jon J. Robinson Trust dated the 15th day of October 2001, which is the Manager of JR Property Management, L.L.C., a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]  
Notary Public  
My commission expires: 7/14/2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit No. 8, in Building D, contained within CORAL SPRINGS CONDOMINIUMS, PHASE 2, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Washington County Recorder, on January 18, 2008, as Entry No. 20080002379, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of said Condominium Project, recorded in the office of the Washington County Recorder on November 7, 2006, as Entry No. 20060051813, (as said Map and Declaration may be amended and/or Supplemented).

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

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