

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
04/29/2024 12:35:20 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Joshua John DeRosa and Lisa DeRosa  
558 N K Street  
Salt Lake City, UT 84103



File No.: 177386-MAF

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## WARRANTY DEED

CW Desert Color, LLC, a Utah limited liability company,

**GRANTOR(S)**, of Centerville, State of Utah, hereby Conveys and Warrants to

Joshua John DeRosa and Lisa DeRosa, husband and wife as joint tenants,

**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:

**SEE EXHIBIT A ATTACHED HERETO**

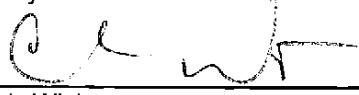
**TAX ID NO.:** SG-CVCO-A-1-203 (for reference purposes only)

**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 29th day of April, 2024.

CW Desert Color, LLC. a Utah Limited Liability Company

BY:   
Chris Winter  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 29th day of April, 2024, before me, personally appeared Chris Winter, 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 CW Desert Color, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Unit 203, in Building 1, contained within COVE CONDOMINIUMS PLAT A, as the same is identified in the Plat filed in the office of the Washington County Recorder, Utah, on November 3, 2023 as Entry No. 20230033099 and in the declaration recorded August 29, 2022 as Entry No. 20220041001 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.