DOC ID 20240036489

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
11/15/2024 01:03:17 PM Fee $40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Brent Warnock and Kathie Warnock
4740 S Bountiful Ridge Dr
Bountiful, UT 84010

COTTONWOOD TITLE

File No.: 169755-MAF

WARRANTY DEED

CW The Terra, LLC, a Utah limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants to

Brent Warnock and Kathie Warnock, husband and wife as joint tenants,

GRANTEE(S), of Bountiful, 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.: H-CSC-3-1-K-201 (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 ⎍ day of November, 2024.

<div style="text-align: right;">

CW The Terra, LLC, a Utah limited liability
company

BY: _____

Chris Winter
Authorized Agent

</div>

STATE OF UTAH

COUNTY OF WASHINGTON

On ⎍ day of November, 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 The Terra, LLC, a Utah limited liability
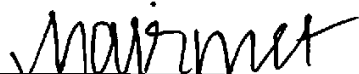company.

_____
Notary Public

> MELYNDA AIRMET
> NOTARY PUBLIC-STATE OF UTAH
> COMMISSION# 719594
> COMM. EXP. 08-02-2025

EXHIBIT A
Legal Description

Unit 201, in Building K, contained within CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL, as the same is identified in the Plat filed in the office of the Washington County Recorder, Utah, on July 5, 2023 as Entry No. 20230020012 and in the declaration recorded November 7, 2006 as Entry No. 20060051813 (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.