

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
03/07/2025 12:40:29 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Maverick Holdings I, LLC, a Utah limited liability company  
1216 West Legacy Crossing Blvd. Suite 300  
Centerville, UT 84014



File No.: 186677-MCF

## SPECIAL WARRANTY DEED

**Henry Walker Construction, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Maverick Holdings I, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Centerville, 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:

Lots 31 and 32, BECCO CREEK TOWNHOMES AT DIVARIO, according to the official plat thereof, recorded in the office of the Washington County Recorder, State of Utah.

**TAX ID NO.: SG-BCTD-31 and SG-BCTD-32** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14th day of February, 2025.

Henry Walker Construction, LLC,  
a Utah limited liability company

BY: J. Fisher Companies, LLC,  
a Utah limited liability company

ITS: Manager

BY:

Owen Fisher  
Managing Partner

STATE OF UTAH

## COUNTY OF DAVIS

On this 14th day of February, 2025, before me, personally appeared Owen J. Fisher, 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 Henry Walker Construction, LLC, a Utah limited liability company.

Notary Public

A circular seal of the State of Utah, featuring a central shield with a beaver, a plow, and a sheaf of wheat, surrounded by the words "THE GREAT SEAL OF THE STATE OF UTAH" and the date "1896".