

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
03/07/2025 12:58:04 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
F4 Properties LLC, a Utah limited liability company
1216 West Legacy Crossing Blvd., Suite 300
Centerville, UT 84014



File No.: 186675-MCF

SPECIAL WARRANTY DEED

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

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

F4 Properties 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:

Lot 3, 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-3 (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.

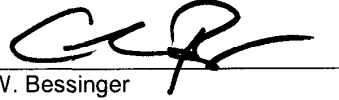
[Signature on following page]

Dated this 14th day of February, 2025.

Maverick Holdings I, LLC, a Utah limited liability
company

BY: _____

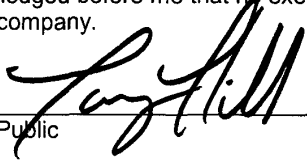
Chad W. Bessinger
Manager

A handwritten signature in black ink, appearing to read 'CWB', is written over a horizontal line.

STATE OF UTAH

COUNTY OF DAVIS

On this 14th day of February, 2025, before me, personally appeared Chad W. Bessinger, 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 Maverick Holdings I, LLC, a Utah limited liability company.



Notary Public

