

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

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## 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

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

