

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
03/28/2025 02:15:56 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Cody Fehlberg and Amy Fehlberg  
253 S. Nutmeg Way  
Vineyard, UT 84059



File No.: 188282-MAF

---

## SPECIAL WARRANTY DEED

**CW The Terra, 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

**Cody Fehlberg and Amy Fehlberg, husband and wife as joint tenants,**

**GRANTEE(S)**, of Vineyard, 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-M-101 (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 10 day of March, 2025.

CW The Terra, LLC, a Utah limited liability  
company

BY: [Signature]  
Chris Winter  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 10 day of March, 2025, 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.

[Signature]  
Notary Public



File No. 188282-MAF.

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Unit 101, in Building M, 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.

Tax Id No.: H-CSC-3-1-M-101