

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

---

## WARRANTY DEED

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

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

BMSR Properties, LLC, a Utah limited liability company,

**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)

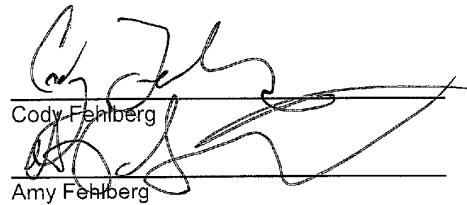
**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Dated this 26th day of March, 2025.



Cody Fehlberg  
Amy Fehlberg

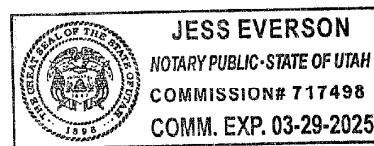
STATE OF UTAH

UTAH

COUNTY OF WASHINGTON

On this 26th day of March, 2025, before me, personally appeared Cody Fehlberg, 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.

Notary Public



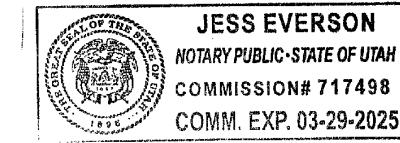
STATE OF UTAH

UTAH

COUNTY OF WASHINGTON

On this 26th day of March, 2025, before me, personally appeared Amy Fehlberg, 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.

Notary Public



**EXHIBIT A**  
**Legal 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.