

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/11/2025 10:39:45 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Bryon Scott Johnson, II and James Kevin Johnson
6161 W Erie Street
Chandler, AZ 85226



File No.: 187970-MAF

SPECIAL WARRANTY DEED

CW The Island, 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

Bryon Scott Johnson, II and James Kevin Johnson, joint tenants,

GRANTEE(S), of Chandler, State of Arizona

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:

Unit 51, THE ISLAND AT CORAL CANYON PHASE 3, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: W-ICC-3-51-CC (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 1 day of April, 2025.

CW The Island, LLC DBA Isle at Coral Canyon

BY: Chris Winter
Chris Winter
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 1 day of April, 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 Island, LLC DBA Isle at Coral Canyon.

Melynda Airmet
Notary Public

