

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
05/05/2025 09:13:23 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Smever Holdings LLC, a Utah limited liability company  
924 Rothbury Court  
North Salt Lake, UT 84050



File No.: 182754-MAF

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## 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

**Smever Holdings LLC, a Utah limited liability company,**

**GRANTEE(S)**, of North Salt Lake, 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:

Unit 81, 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-3-81-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 22 day of April, 2025.

CW The Island, LLC, a Utah limited liability  
company

BY: Chris Winter  
Chris Winter  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 22 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, a Utah limited liability company.

Melynda Airmet  
Notary Public

