

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
10/28/2025 03:43:07 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
CW The Island, LLC
610 North 800 West
Centerville, UT 84014



File No.: 182288-MAF

WARRANTY DEED

CW The Island, LLC, a Utah limited liability company,

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

CW The Island, LLC, a Utah limited liability company,

GRANTEE(S), of Washington, 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.: W-ICC-1-61-CC and W-ICC-1-COMMON-B-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.

*****THIS DEED IS BEING RECORDED TO CONSOLIDATE PARCEL NUMBERS*****

[Signature on following page]

Dated this 28th day of October, 2025.

CW The Island, LLC, a Utah limited liability
company

BY: 

Chris Winter
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 28th day of October, 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.



Notary Public

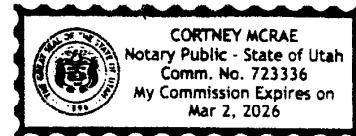


EXHIBIT A
Legal Description

PARCEL 1:

Unit 61, THE ISLAND AT CORAL CANYON PHASE 1 AMENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder.

PARCEL 2:

Beginning at a point that lies North 88°30'15" West along the section line 855.50 feet and South a distance of 2214.76 feet from the South quarter corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 68°46'01" East 11.46 feet; thence South 21°13'59" West 12.00 feet; thence North 68°46'01" West 6.15 feet; thence South 21°13'59" West 76.09 feet; thence North 12°13'26" West 10.71 feet; thence North 21°49'03" East 79.16 feet to the point of beginning.