

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
10/28/2025 03:48:48 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.: 189920-MAF

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## 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 Layton, 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:

**PARCEL 1:**

Unit 62, 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 721.31 feet and South a distance of 2,321.33 feet; from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 03°06'12" East 9.20 feet; thence South 69°33'10" West 38.63 feet; thence North 68°46'01" West 21.20 feet; thence North 74°51'38" East 57.45 feet; to the point of beginning.

**TAX ID NO.:** W-ICC-1-62-CC and W-ICC-1-COMMON-C-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 28 day of October, 2025.

CW The Island, LLC, a Utah limited liability  
company

BY: Chris Winter

Chris Winter  
Authorized Agent

STATE OF UTAH

COUNTY OF WASHINGTON

On 28 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.

Cortney McRae  
Notary Public

