

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder  
12/12/2025 03:59:13 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
CW The Terra, LLC, a Utah limited liability company  
610 North 800 West  
Centerville, UT 84014



File No.: 188282-MAF

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## WARRANTY DEED

BMSR Properties, LLC, a Utah limited liability company,

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

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

**GRANTEE(S)**, of Centerville, 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]*

Dated this 12 December 2025

BMSR Properties, LLC, a Utah limited liability company

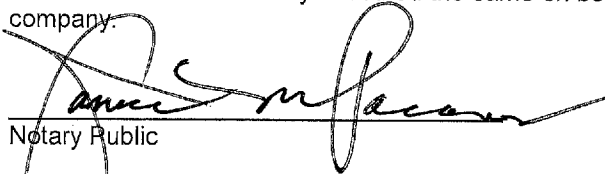
  
Cody Mac Fehlborg, Member

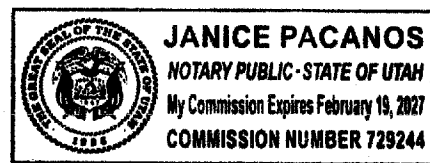
  
Amy Fehlborg, Member

STATE OF UTAH

COUNTY OF UTAH

On this 12 Dec. 2025, before me, personally appeared Cody Mac Fehlborg, 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 BMSR Properties, LLC, a Utah limited liability company.

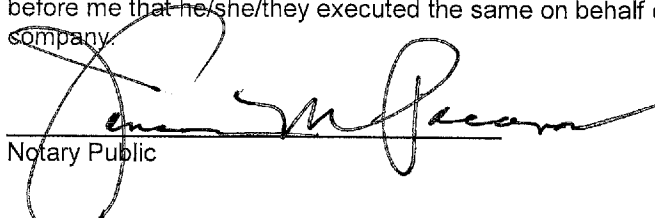
  
Notary Public

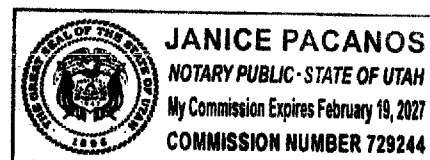


STATE OF UTAH

COUNTY OF UTAH

On this 12 Dec. 2025, before me, personally appeared Amy Fehlborg, 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 BMSR Properties, LLC, a Utah limited liability company.

  
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.