

Special Warranty Deed Page 1 of 2
 Russell Shirts Washington County Recorder
 11/30/2020 09:32:55 AM Fee \$40.00 By LEGAL
 TITLE INSURANCE AGENCY, LLC

WHEN RECORDED, RETURN TO:

GRANTEE
 3571 S. Cypress Point
 Hurricane, Utah 84737

SPECIAL WARRANTY DEED

Fairway Vista Estates LC, a Utah limited liability company, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby **CONVEYS AND WARRANTS** against all persons claiming by, through or under Grantor, but not otherwise, to Leove De La Cruz Rodriguez and Monica Rodriguez, Husband and Wife as Joint Tenants, Grantee, whose address is 3571 S Cypress Point, Hurricane, UT 84737, the following described real property situate in Washington County, Utah (the "**Property**"):

All of Lot 7 of Cliff View Estates Phase 1 Subdivision At Copper Rock, according to the official plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah.

APN: H-CLF-1-7

TOGETHER WITH all improvements, easements, rights-of-way and appurtenances belonging or in any way appertaining to the Property.

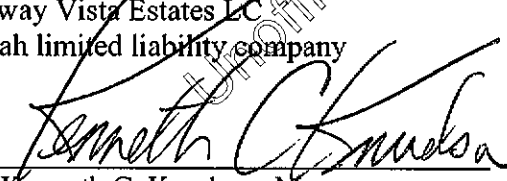
SUBJECT TO all covenants, conditions, restrictions, easements, encumbrances, rights-of-way and reservations of record or discoverable by inspection of the Property, including that certain Master Declaration For Copper Rock Golf Course Community recorded July 22, 2020 in the office of the Washington County Recorder as Document # 20200038015.

RESERVING TO GRANTOR all water rights appurtenant thereunto, now or hereafter used or enjoyed with the Property, or any part thereof, and shares of stock in water companies.

DATED November 25th, 2020.

GRANTOR:

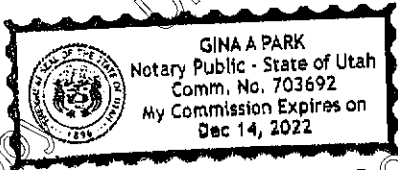
Fairway Vista Estates LC
 a Utah limited liability company

By: 
 Kenneth C. Knudson, Manager

STATE OF Utah)

COUNTY OF Washington)

On November 25, 2020, Kenneth C. Knudson personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledge that he executed the same in his capacity as the Manager of Fairway Vista Estates LC.



Gina A. Park
Notary Public