

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/27/2022 01:27:50 PM Fee \$108.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

SEND TAX NOTICES TO:

WASATCH DESERT SAGE, LLC  
C/O WASATCH ACQUISITIONS AND CAPITAL, INC.  
595 SOUTH RIVERWOODS PARKWAY, STE 400  
LOGAN, UTAH 84321

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

**SPECIAL WARRANTY DEED**

ZK HOLDINGS PHASE 3, LLC, an Arizona limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to WASATCH DESERT SAGE, LLC, a Utah limited liability company, Grantee, of 595 South Riverwoods Parkway, Suite 400, Logan, Utah, 84321, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah:

See Exhibit "A" attached.

WITNESS, the hand of said Grantor this 27 day of January, 2022.

152403-1418

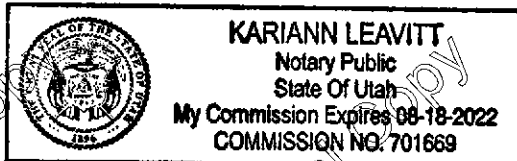
**ZK HOLDINGS PHASE 3, LLC**  
An Arizona Limited Liability Company

BY: SZT MANAGEMENT, LLC  
A Nevada Limited Liability Company

By:   
Bill Zitting, Manager

STATE OF UTAH                 )  
  : ss.  
County of Washington        )

On the 27 day of January, 2022, personally appeared before me BILL ZITTING, who, being by me duly sworn, did say that he is the Manager of SZT MANAGEMENT, LLC, which is the Manager of ZK HOLDINGS PHASE 3, LLC and that the said instrument was signed on behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.



  
NOTARY PUBLIC

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

That certain real property located in Washington County, State of Utah, and more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44, DESERT SAGE TOWNHOMES P.U.D., PHASE 2, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah recorded October 27, 2021 as Entry No. 20210069495.

ALSO:

Lots 30, 31, 32, 33 and 34, DESERT SAGE TOWNHOMES P.U.D., PHASE 1, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah, recorded October 21, 2021 as Entry No. 20210068385.

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For reference purposes only: Washington County Tax Parcel Nos. H-DSA-2-1, H-DSA-2-2, H-DSA-2-3, H-DSA-2-4, H-DSA-2-5, H-DSA-2-6, H-DSA-2-7, H-DSA-2-8, H-DSA-2-9, H-DSA-2-10, H-DSA-2-11, H-DSA-2-12, H-DSA-2-13, H-DSA-2-14, H-DSA-2-15, H-DSA-2-16, H-DSA-2-17, H-DSA-2-18, H-DSA-2-19, H-DSA-2-20, H-DSA-2-21, H-DSA-2-22, H-DSA-2-23, H-DSA-2-24, H-DSA-2-25, H-DSA-2-26, H-DSA-2-27, H-DSA-2-28, H-DSA-2-29, H-DSA-2-35, H-DSA-2-36, H-DSA-2-37, H-DSA-2-38, H-DSA-2-39, H-DSA-2-40, H-DSA-2-41, H-DSA-2-42, H-DSA-2-43, H-DSA-2-44, H-DSA-1-30, H-DSA-1-31, H-DSA-1-32, H-DSA-1-33 and H-DSA-1-34.