

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
08/03/2022 01:56:57 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

**AFTER RECORDING RETURN &
MAIL TAX NOTICE TO:**
Beaver Creek Recreation LLC
5284 S Commerce Drive
Ste C-274
Murray, UT 84107

Parcel Nos.
LV-SUNS-53

SPECIAL WARRANTY DEED

GRANTOR(S): SANT PACIFIC, INC. with its principal address at 5284 Commerce Drive, Ste C-274,
Murray, Utah 84107

hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the Grantor to

GRANTEE(S): Beaver Creek Recreation LLC, with its principal address at 5284 Commerce Drive,
Ste C-274, Murray, Utah 84107

for the sum of Ten Dollars and other good and valuable consideration the following described
tract(s) of land in **Washington County, State of Utah** to wit:

LEGAL DESCRIPTION INCORPORATED HEREIN AND ATTACHED AS EXHIBIT A.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants
Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 3rd day of August, 2022

SANT PACIFIC, INC



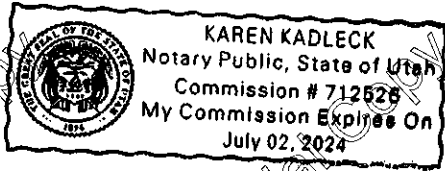
By: Richard C. Bennion, President

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

STATE OF UTAH)
)
) :ss
)
County of Salt Lake)

On the 3rd day of August, 2022, personally appeared before me Richard C. Bennion, the signer of the foregoing Warranty Deed, who duly acknowledged to me that he executed the same

Witness my hand and official seal



Karen Kadleck
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

ALL OF LOT 53

OF THE SUNSET VIEW ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED ON OCTOBER 6, 2017 AT 4:50 PM AS DOC # 20170040550, OF THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

**Tax ID / Parcel Nos.
LV-SUNS-53**