

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
11/07/2023 12:32:18 PM Fee \$132.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

WHEN RECORDED RETURN TO
Dentons Durham Jones Pinegar P.C.
3301 N. Thanksgiving Way, Suite 400
Lehi, UT 84043
Attn: Brian C. Cheney

AND SEND TAX NOTICES TO:
Desert Haven Townhomes, LLC
1265 E. Fort Union, Blvd., Ste. 120
Cottonwood Heights, UT 84047
Attn: Nate Adamson

Tax Parcel Numbers: See attached –APN on Exhibit ‘A’

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”) is made as of this 24th day of October, 2023, by **DEV3, LLC**, a Utah limited liability company, whose address is 2891 East 1350 South, St. George, Utah 84791, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **DESERT HAVEN TOWNHOMES, LLC**, a Utah limited liability company, whose address is 1265 E. Fort Union Blvd., Ste. 120, Cottonwood Heights, UT 84047, Grantee, the following described real property, situate in Washington County and State of Utah, to-wit:

See Exhibit “A” attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[signatures to follow]

47966

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date set forth above.

GRANTOR:

DEV3, LLC
a Utah limited liability company

By: *Christopher L. Russell*
Name: Christopher L. Russell
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Christopher L. Russell, the Manager of DEV3, LLC, a Utah limited liability company, this 24th day of October, 2023.

WITNESS my hand and official seal.

Leslie Hepler
NOTARY PUBLIC
My Commission Expires: 6/15/25



Eagle Gate Title Insurance Agency, Inc
File STG-99824-LH

Exhibit "A": Legal Description

Lots 1 through 55, inclusive, DESERT HAVEN TOWNHOMES, according to the official plat thereof recorded October 12, 2023, as Entry No. 20230030684 in the office of the Washington County Recorder.

Together with all Common Areas, Limited Common Areas and Private Streets, as delineated on the official recorded plat of DESERT HAVEN TOWNHOMES, recorded as Entry Number 20230030684, in the office of the Washington County Recorder, State of Utah.

APN(S): W-DHTH-COMMON;W-DHTH-1, W-DHTH-2, W-DHTH-3, W-DHTH-4, W-DHTH-5, W-DHTH-6, W-DHTH-7, W-DHTH-8, W-DHTH-9, W-DHTH-10, W-DHTH-11, W-DHTH-12, W-DHTH-13, W-DHTH-14, W-DHTH-15, W-DHTH-16, W-DHTH-17, W-DHTH-18, W-DHTH-19, W-DHTH-20, W-DHTH-21, W-DHTH-22, W-DHTH-23, W-DHTH-24, W-DHTH-25, W-DHTH-26, W-DHTH-27, W-DHTH-28, W-DHTH-29, W-DHTH-30, W-DHTH-31, W-DHTH-32, W-DHTH-33, W-DHTH-34, W-DHTH-35, W-DHTH-36, W-DHTH-37, W-DHTH-38, W-DHTH-39, W-DHTH-40, W-DHTH-41, W-DHTH-42, W-DHTH-43, W-DHTH-44, W-DHTH-45, W-DHTH-46, W-DHTH-47, W-DHTH-48, W-DHTH-49, W-DHTH-50, W-DHTH-51, W-DHTH-52, W-DHTH-53, W-DHTH-54, W-DHTH-55