

WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

DOC # 20240015042

Restrictive Page 1 of 1
Gary Christensen Washington County Recorder
05/14/2024 03:25:19 PM Fee \$ 40.00
By S & S CONSTRUCTION INC



Tax I.D. No: W-RASV- 3 - 111

ACCESSORY DWELLING UNIT DEED RESTRICTION

WHEREAS, in reliance upon the recording of this Deed Restriction, which is effective upon the date and time of its recording, a permit for an accessory dwelling unit was issued by Washington City to Red Waters 2, LLC, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at Lot Riverbend at Sunrise Valley, and identified by the Washington County Recorder with the following Parcel ID #W-RASV-3-111 and further described as follows:

Legal Subdivision: Riverbend (Phase #)3 (W) Lot: 111

THEREFORE, The Owner declares this Deed Restriction and agrees to strictly adhere to the regulations governing attached and detached accessory dwelling units within Washington City as set forth in the Washington City Code and Utah Code. The Owner also agrees to the complete and absolute prohibition of use of the accessory dwelling as a nightly rental, short-term rental, or vacation rental.

THE RECORDING OF THIS DEED RESTRICTION is recorded against the property at the discretion of Washington City and the Owner of the property, and shall be deemed to run with the land and with the property and shall be binding on all successors, and assigns.

IN THE WITNESS WHEREOF, the undersigned has set his/her hand this 13 day of May, 2024.

By: DS-16
Devin Sullivan

STATE OF UTAH)

COUNTY OF WASHINGTON)

On this 13 day of May 2024 before me personally appeared, Devin Sullivan whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the owner of the property described, and did duly acknowledge to me that the forgoing document was entered into and signed by him/her.

Tammy Knowles
NOTARY PUBLIC
Residing at: _____

