

DOC # 20240024535

Restrictive Page 1 of 1  
Gary Christensen Washington County Recorder  
08/05/2024 03:57:16 PM Fee \$ 40.00  
By S & S CONSTRUCTION



**WHEN RECORDED RETURN TO:**

Washington City Recorder  
111 North 100 East  
Washington, Utah 84780

Tax ID. No: W-RASV- - 3 -7

**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 7 Riverbend at Sunrise Valley, and identified by the Washington County Recorder with the following Parcel ID # W-RASV3-7 and further described as follows:

Legal Subdivision: Riverbend (W) Lot: 7  
**@ sunrise valley amd 3**

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 5 day of August, 2024

By: DSullivan  
Devin Sullivan

STATE OF UTAH )

COUNTY OF WASHINGTON )

On this 5 day of August 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: \_\_\_\_\_

