

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/07/2025 04:02:11 PM Fee \$40.00 By  
PROSPECT TITLE INSURANCE

WHEN RECORDED, MAIL TO:

Grantee  
527 E Pioneer Road St#100  
Draper, UT 84020

**Warranty Deed**

CWI ENTERPRISES, LLC, a Utah limited liability company, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claims by, through or under grantor to WRIGHT & ASSOCIATES, LLC, a Utah limited liability company, Grantee of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable considerations the following described tract of land in Washington County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 27 day of September, 2024.



CWI ENTERPRISES, LLC, a  
Utah limited liability company

By: [Signature]  
Derek Wright, Manager

STATE OF UTAH

SS.  
COUNTY OF Salt Lake

On the 27 day of September, 2024, personally appeared before me DEREK WRIGHT who being duly sworn did say that he is the Manager of CWI ENTERPRISES, LLC and that said instrument was signed in behalf of said limited liability company by authority and said DEREK WRIGHT acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.

[Signature]  
Notary Public

My Commission Expires: 01/10/2027  
Residing at: Salt Lake

**EXHIBIT "A"**

Lot 63 COTTAM COVE PHASE 5, according to the official plat thereof, as recorded in the office of the Washington County Recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lots, as provided for in the Declaration of Restrictive Covenants for Cottam Cove Subdivision.

Parcel Identification No. SG-CTC-5-63