

Recorded at the Request of: Mt. Pleasant City
115 West Main
Mt. Pleasant, Utah 84647

Ent 240711 Bk 757 Pg 526
Date: 13-MAY-2020 9:35:53AM
Fee: \$40.00 Credit Card Filed By: RDH
REED D HATCH, Recorder
SANPETE COUNTY CORPORATION
For: GREG PAYNE

Mt Pleasant airport, 5

WARRANTY DEED

Mt. Pleasant City, a corporation organized and existing under the laws of the State of Utah, with its principal office in **Mt. Pleasant, County of Sanpete, State of Utah** hereby CONVEY and WARRANT the following tract of land to:

Greg & Joy Pyne
24610 N. 11750 E.
Fairview, UT 84629

For good and valuable considerations, the following tract of land located in Mt. Pleasant, County of Sanpete, State of Utah:

63747
Lot 5, 1.00 acres, Mt. Pleasant Airport Industrial Park Subdivision Phase V.

Covenants to Construct Improvements: Notwithstanding any other provision hereof to the contrary, the Owner affirmatively covenants to begin construction of site improvement, irrigation, landscaping or alterations approved by the Board within one (1) year following such owner's purchase of an interest in a Parcel. The owner also covenants the property will be developed and a company point of presence will be complete within two (2) years from the date of purchase. In the event an owner fails to comply with the covenants set forth herein Declarant, upon thirty (30) days prior written notice to such Owner, shall have the right, but not the obligation to purchase such Owner's Parcel, or interest therein, at the price paid by such owner for such Parcel, or interest therein. For purposes of this Declaration, the two (2) year periods set forth herein above, shall begin when such Parcel or interest therein is purchased for Declarant. Any Subsequent owner of such Parcel shall be required to begin construction of improvement, landscaping or alterations approved by the Board within one (1) year following the initial Owner's purchase of an interest in the Parcel from the Declarant, and completion within the two (2) year period.

In witness whereof, the grantor has caused its corporate name to be affixed by its duly authorized officers this 10th day of January, 2020.

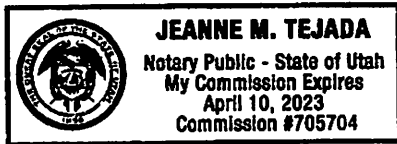
ATTEST: Jeanne M. Sepada

By: Robert P. Oxman
Robert David Oxman, Assistant to the Mayor
Mt. Pleasant City

STATE OF UTAH }
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COUNTY OF SANPETE }

On the 10th day of January 2020, personally appeared before me ROBERT DAVID OXMAN, who by me being duly sworn did say that he is the ASSISTANT TO THE MAYOR OF MT. PLEASANT CITY, a **Municipal Corporation**, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation and said ROBERT DAVID OXMAN acknowledged to me that said corporation executed the same.

Seal



Jeanne M. Tejada
Notary Public
My commission Expires 4/10/23
My residence is Mt. Pleasant, Utah.