

Special Warranty Deed Page 1 of 1
 Gary Christensen Washington County Recorder
 01/11/2021 12:01:34 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Mark Bench
 2838 Legends Crest Dr
 Spring, TX 77386



Order No. 215364 - BJS
 Tax I.D. No. SG-BAN-1

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Quality Properties, Inc., a Utah Corporation, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** against all claiming by, through or under Grantor(s) to

Mark Bench and Jodi Bench, Husband and Wife, as Joint Tenants, grantee(s) of Spring, County of Montgomery, State of Texas, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lot One (1), BANDED HILLS SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Subject to the following deed restriction; For a period of three (3) years from the date of Recording, Grantee agrees not to resell the Property prior to the construction of a residence on the Property unless the Grantor agrees in writing. In the event that Grantee sells or otherwise transfers the Property without the written consent of Grantor prior to the construction of a residence on the Property or the expiration of three years from the date of Closing, Grantor shall have the right to repurchase the Property from the Owner at the original purchase price.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 6 day of January, 2021.

Quality Properties, Inc., a Utah Corporation

By: 

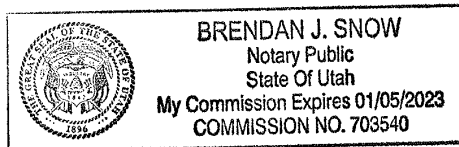
Lori Burgess, Secretary

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 6 day of January, 2021, personally appeared before me, Lori Burgess, who being by me duly sworn, did say that the said Lori Burgess is the Secretary of Quality Properties, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Lori Burgess duly acknowledged to me that said corporation executed the same.




 NOTARY PUBLIC

My Commission Expires: 1/5/23