

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County  
Recorder  
02/01/2022 04:27:40 PM Fee \$52.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Desert Cliffs Development, LLC  
1363 East 170 South, ste 301  
St. George, UT 84790



Order No. 222829 - BJS  
Tax I.D. No. SG-DESC-2AAND3A-208, SG-DESC-2AAND3A-209, SG-DESC-2AAND3A-210, SG-DESC-2AAND3A-211, SG-DESC-2AAND3A-212, SG-DESC-2AAND3A-213, SG-DESC-2AAND3A-214, SG-DESC-2AAND3A-313, SG-DESC-2AAND3A-314, SG-DESC-2AAND3A-315, SG-DESC-2AAND3A-316, SG-DESC-2AAND3A-317, SG-DESC-2AAND3A-318, SG-DESC-2AAND3A-319, SG-DESC-2AAND3A-320, and SG-DESC-2AAND3A-321

Space Above This Line for Recorder's Use

RESPA

**SPECIAL WARRANTY DEED**

Desert Canyons Development, Inc., a Utah corporation, organized and existing under the laws of the State of Utah  
CONVEYS and WARRANTS against all claiming by, through or under Grantor to

Desert Cliffs Development, LLC, a Utah Limited Liability Company, grantee of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

The officer who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum. In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 1<sup>st</sup> day of February, 2022.

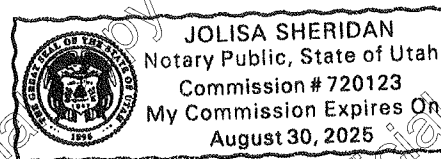
Desert Canyons Development, Inc., a Utah corporation

By: Ed Burgess  
Ed Burgess, Vice President

STATE OF Utah

:ss.

COUNTY OF Washington



On the 1 day of February, 2022, personally appeared before me, Ed Burgess, who being by me duly sworn, did say that the said Ed Burgess is the Vice President of Desert Canyons Development, 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 Ed Burgess duly acknowledged to me that said corporation executed the same.

Jolisa Sheridan  
NOTARY PUBLIC

My Commission Expires: 8/30/25

Attachment to that certain Corporate Special Warranty Deed executed by Desert Canyons Development, Inc., a Utah corporation grantor(s), to Desert Cliffs Development, LLC, a Utah Limited Liability Company grantee(s).

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**EXHIBIT "A"**

Lots 208, 209, 210, 211, 212, 213, 214, 313, 314, 315, 316, 317, 318, 319, 320 and 321, DESERT CLIFFS - PHASE 2A & 3A, 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.

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Initials EB