

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
03/11/2022 03:25:48 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Capital Consulting & Investment LLC., a Nevada
Limited Liability Company
1930 Village Center Circle #3-242
Las Vegas, NV 89134



Order No. 223611 - KW
Tax I.D. No. SG-ARBR-12-173 and SG-ARBR-12-178

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

3000 East Holdings, LLC, a Utah Limited Liability Company, 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

Capital Consulting & Investment LLC., a Nevada Limited Liability Company, grantee(s) of Las Vegas, County of Clark, State of Nevada, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lots 173 and 178, THE ARBORS - PHASE 12 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.

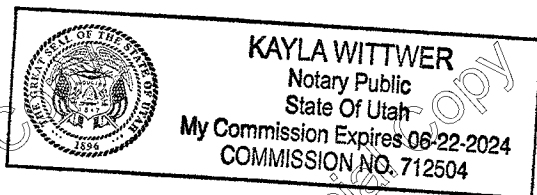
WITNESS the hand(s) of said grantor(s), this 10 day of March, 2022

3000 East Holdings, LLC, a Utah Limited Liability Company

By: Lori Burgess
Lori Burgess, Authorized Agent

STATE OF Utah)
COUNTY OF Washington) ss

On the 10 day of March, 2022, personally appeared before me, Lori Burgess, who being by me duly sworn, did say that he/she is the Authorized Agent of 3000 East Holdings, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Lori Burgess acknowledged to me that said limited liability company executed the same.



Kayla Wittwer
NOTARY PUBLIC
My Commission Expires: 6/22/24