

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/11/2022 03:36:16 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
2194 EAST YANT FLAT DR
SAINT GEORGE, UT 84790



Property Reference Information:

Tax Parcel No(s).: SG-SECN-15-311

Property Address(es) (if any):

2194 EAST YANT FLAT DR, SAINT GEORGE, UT 84790

WARRANTY DEED

SALISBURY DEVELOPERS, INC., a Utah corporation ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

ALIE FLORENCE AND MICHAEL ADAM FLORENCE, WIFE AND HUSBAND AS JOINT TENANTS
("Grantee(s)")

in fee simple the following described real property located in WASHINGTON County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**ALL OF LOT 311, SAGE CANYON - PHASE 15 SUBDIVISION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
WASHINGTON COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

*****ALSO, SUBJECT TO THE FOLLOWING TWENTY-FOUR MONTH TRANSFER RESTRICTION*****
Pursuant to the terms and conditions of the certain addendum to the Real Estate Purchase Contract between Grantor and Grantee, if Grantee sells or transfers ownership of the Property within twenty-four (24) months from the date of the recording of this deed, then Grantee agrees to pay to Grantor one hundred percent (100%) of the net sales proceeds from Grantee's sale of the Property. This restriction shall be considered a covenant and restriction that runs with the land and may only be amended, released, or waived by a written instrument signed by Grantor.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: W48557

Tax Parcel No(s).: SG-SECN-15-311

Property Address(es) (if any):

2194 EAST YANT FLAT DR, SAINT GEORGE, UT 84790

-Signature Page to Warranty Deed-

The officer who signs this deed hereby certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

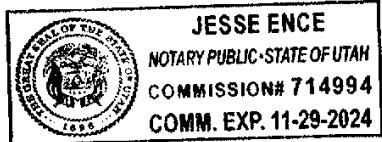
Witness the hand of Grantor this 4 day of **APRIL, 2022**.

SALISBURY DEVELOPERS, INC.

By: RLL
Rick M. Salisbury, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 4 day of April, 2022, personally appeared before me **Rick M. Salisbury**, as the President and authorized representative of **Salisbury Developers, Inc.**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the ~~person whose name~~ is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said corporation, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC