

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/14/2022 11:22:43 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
2236 EAST HONEYCOMB DR
SAINT GEORGE, UT 84790



Property Reference Information:

Tax Parcel No(s).: SG-SECN-16-335

Property Address(es) (if any):

2236 EAST HONEYCOMB 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

JAMES K MCGUINNESS AND TRACEY J MCGUINNESS, HUSBAND AND WIFE 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 335, SAGE CANYON - PHASE 16 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.: W49623

Tax Parcel No(s).: SG-SECN-16-335

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-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 13 day of JUNE, 2022.

SALISBURY DEVELOPERS, INC.

By: D. L. —
Rick M. Salisbury, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 13 day of June, 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

