

Mail Tax Notice To:  
Washington County  
11 E Tabernacle  
St. George, UT 84770

DOC # 20230004807

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
02/22/2023 04:29:07 PM Fee \$ 40.00  
By WASHINGTON COUNTY ATTORNEY



WHEN RECORDED RETURN TO:  
T & N Veyo, LLC  
1943 N Somerset St.  
Washington, UTAH 84780

### SPECIAL WARRANTY DEED

T & N Veyo, LLC, a Utah limited liability company, grantor(s), of 1943 N Somerset St, County of Washington, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor(s) to

Municipal Building Authority of Washington County, Utah, a nonprofit Quasi-Municipal Corporation Duly Organized under the Laws of the State of Utah, grantee(s) of 11 E Tabernacle St, 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 Exhibit "A" attached hereto for the legal description.

TOGETHER WITH all improvements and appurtenances thereunto 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 22 of February, A. D. 2023.

T & N Veyo, LLC, a Utah limited liability company

By: [Signature]  
Name: Kurt Lund  
Title: manager

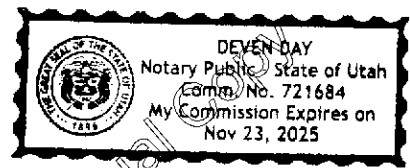
#### NOTARY

STATE OF Utah )  
County of Washington ) ss

On the 22 day of February, A. D. 2023 personally appeared before me Kurt Lund, who being by me duly sworn, did say that he is the manager of T & N Veyo, LLC, a Utah limited liability company, and that said instrument was signed by him 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 he acknowledged to me that said limited liability company executed the same

[Signature]  
Notary Public

My Commission Expires: 23 Nov 2025  
Notary Public residing at: 853 N 3050 E  
St. George, UT 84710



**Exhibit "A" - Legal Description**

REVISED LOT 9, CHADBURN SUBDIVISION (CB-9-NW and CB-8-NW)

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, CHADBURN SUBDIVISION, THENCE SOUTH 398.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 334.20 FEET, THENCE N.0°05'00"W, 139.47 FEET, THENCE N.89°52'04"E. 28.32 FEET, THENCE NORTH 259.53 FEET, THENCE EAST 306.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.89 ACRES OF LAND.

SUBJECT TO A 10.00 FOOT WIDE DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING S.89°58'14"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET 324.20 FEET FROM THE SOUTHEAST CORNER OF LOT 9, CHADBURN SUBDIVISION; THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 10.00 FEET, THENCE N.0°05'00"W, 139.47 FEET, THENCE N.89°52'04"E. 10.00 FEET, THENCE S.0°05'00"E. 139.49 FEET TO THE POINT OF BEGINNING.