

DOC # 20230024059

Page 1 of 2

Special Warranty Deed
 Gary Christensen Washington County Recorder
 08/10/2023 03:36:24 PM Fee \$ 40.00
 By QUALITY PROPERTIES



Mail tax notice to:

WHEN RECORDED, MAIL TO:
 Quality Properties, Inc.
 1472 East 3950 South
 St. George, Utah 84790

Tax ID No: A portion of SG-5-3-11-341

SPECIAL WARRANTY DEED

Quality Properties, Inc, a Utah corporation, (as their interests in the real property described below may appear, the "Grantor"), hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, to Quality Properties, Inc, a Utah corporation, "Grantee", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

See Exhibit "A" attached.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand of grantor, this 7th day of August, 2023.

Quality Properties, Inc.

By: Ed Burgess
 Ed Burgess, President

STATE OF UTAH)
) ss.
 COUNTY OF WASHINGTON)

On this the 7th day of August, 2023 before me
Stephanie Gledhill, a notary public, personally appeared Ed Burgess, proved
 on the basis of satisfactory evidence to be the person whose name is subscribed to in this
 document, and acknowledged they executed the same.



Stephanie Gledhill
Notary Public

Exhibit A

Legal Description of Property

Tax ID No: A portion of SG-5-3-11-341

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 01°00'22" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 11 AND SAID WEST QUARTER CORNER OF SECTION 11), AND RUNNING THENCE NORTH 01°00'10" EAST 446.846 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 88°59'50" EAST; THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°23'37", A DISTANCE OF 230.127 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 421.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'34", A DISTANCE OF 240.710 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 11; THENCE NORTH 88°24'08" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 123.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,135 SQ. FT., (0.646 ACRES)