

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/02/2024 02:58:05 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
2984 SOUTH 3430 EAST
SAINT GEORGE, UT 84790



Property Reference Information:
Tax Parcel No(s): **SG-RDPN-2-201**
Property Address(es) (if any):
2984 SOUTH 3430 EAST, 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

FABRIZIO DE LUCA AND KATHERINE DE LUCA, 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"):

LOT 201, RED PINE - PHASE 2 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 2024 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.

The foregoing restriction shall not apply to any foreclosure sale for the foreclosure of any deed of trust against the Property, nor shall it apply to any subsequent transfer of the Property occurring after such foreclosure sale.

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

Information for reference purposes:

GT Title File No.: **W57584**
Tax Parcel No(s): **SG-RDPN-2-201**
Property Address(es) (if any):
2984 SOUTH 3430 EAST, 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 1 day of **AUGUST, 2024**.

SALISBURY DEVELOPERS, INC.

By: [Signature]
Rick M. Salisbury, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 1 day of **August, 2024**, 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.

[Signature]
NOTARY PUBLIC

