

Special Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
05/13/2016 12:31:23 PM Fee \$14.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:

Eric Slivoskey
85 Northgate Trail
Ridgeley, WV 26753



Order No. 186986 - KL
Tax I.D. No. SG-BEL-515

Space Above This Line for Recorder's Use

RESPA

SPECIAL WARRANTY DEED

SUBURBAN LAND RESERVE, INC., a Utah Corporation, with its principal office at 79 South Main, Suite 500, Salt Lake City, Utah 84111, ("Grantor") does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to

Eric Slivoskey and Estalita Slivoskey, Husband and Wife, as Joint Tenants, grantee(s) of Ridgeley, County of Mineral, State of West Virginia, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Unit 515, Building # 5, BELLA TERRAZZA @ SUNBROOK 2ND AMENDED AND EXTENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH an Undivided Interest in the Common Areas as set forth in the Covenants, Conditions and Restrictions and on the Official Plat(s) thereof.

EXCEPTING AND RESERVING TO GRANTOR all water rights and oil, gas and mineral rights (collectively "Mineral Rights" or "Minerals").

SUBJECT TO is subject to all matters of record or that are enforceable in law or equity.

Grantee is advised and acknowledges that there are collapsible, expandable and unstable soils throughout Washington County, likely including portions of the Property. Grantor makes no representations or warranties whatsoever concerning the stability of the soils on the Property. Grantee accepts title to the Property with a covenant that as the owner of the Property Grantee does hereby waive on its own accord and on behalf of all successor owners of the Property any claims against Suburban Land Reserve, Inc. that may arise as a result of any geotechnical issues related to the Property and Grantee as an owner in the chain of title on the Property covenants to indemnify and defend Suburban Land Reserve, Inc. and its successors from any claims related in any way to the stability of the Property's soil.

WITNESS the hand(s) of said grantor(s), this 13th day of May, 2016.

Suburban Land Reserve, Inc., a Utah Corporation

By: Thane L. Smith
Thane L. Smith, Vice President

Read and approved by:

Eric Slivoskey

Estalita Slivoskey

See attachment for notary acknowledgment.

When recorded mail deed and tax notice to:

Eric Slivoskey
85 Northgate Trail
Ridgeley, WV 26753



Order No. 186986 - BD
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Eric Slivoskey and Estalita Slivoskey, Husband and Wife, as Joint Tenants, grantee(s) of Ridgeley, County of Mineral, State of West Virginia, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

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TOGETHER WITH an Undivided Interest in the Common Areas as set forth in the Covenants, Conditions and Restrictions and on the Official Plat(s) thereof.

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WITNESS the hand(s) of said grantor(s), this 11th day of May, 2016.

~~Suburban Land Reserve, Inc., a Utah Corporation~~

By: ~~_____~~
R. Steven Romney, President

Read and approved by:

Eric Slivoskey
Eric Slivoskey
Estalita Slivoskey
Estalita Slivoskey

See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Special Warranty Deed - Suburban Land Reserve executed by Suburban Land Reserve, Inc., a Utah Corporation grantor(s), to Eric Slivoskey and Estalita Slivoskey grantee(s).

Order No. 186986
Tax I.D. No. SG-BEL-515

STATE OF Utah)
)
COUNTY OF Salt Lake)
)
:ss.

On the 11th day of May, 2016, personally appeared before me, Thane L. Smith, who being by me duly sworn, did say that the said Thane L. Smith is the Vice President of Suburban Land Reserve, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Thane L. Smith duly acknowledged to me that said corporation executed the same.



Mallory Turner
NOTARY PUBLIC
My Commission Expires: 6/23/2018

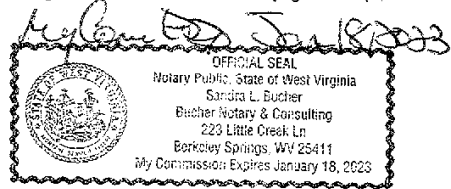
~~STATE OF _____)
)
COUNTY OF _____)
)
:ss.~~

~~On the _____ day of May, 2016, personally appeared before me, Eric Slivoskey and Estalita Slivoskey, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.~~

~~_____
NOTARY PUBLIC
My Commission Expires: _____~~

Notary acknowledgment attachment to that certain Special Warranty Deed - Suburban Land Reserve executed by Suburban Land Reserve, Inc., a Utah Corporation grantor(s), to Eric Slivoskey and Estalita Slivoskey grantee(s).

Order No. 186986
Tax I.D. No. SG-BEL-515



~~STATE OF ^{SLB}Utah WV)
COUNTY OF MINERAL)~~

~~)
:ss.
)~~

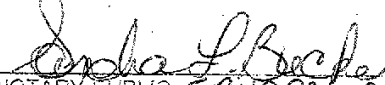
~~On the 11th day of May, 2016, personally appeared before me, R. Steven Romney, who being by me duly sworn, did say that the said R. Steven Romney is the President of Suburban Land Reserve, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and R. Steven Romney duly acknowledged to me that said corporation executed the same.~~

~~
NOTARY PUBLIC SANDRA L. BUCHER
My Commission Expires: Jan 18, 2023~~

~~STATE OF WV)
COUNTY OF MINERAL)~~

~~)
:ss.
)~~

~~On the 11th day of May, 2016, personally appeared before me, Eric Slivoskey and Estalita Slivoskey, (the signers) of the within instrument who duly acknowledged to me that he/she/they executed the same.~~

~~
NOTARY PUBLIC SANDRA L. BUCHER
My Commission Expires: Jan 18, 2023~~

