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

**DOC # 20200062070**  
Restrictive Page 1 of 3  
Russell Shirts Washington County Recorder  
11/02/2020 02:19:26 PM Fee \$ 40.00  
By QUALITY PROPERTIES INC



Tax ID No: SG-JCE-2-12 & SG-5-3-15-124

**DEED RESTRICTION**

**QUALITY PROPERTIES, INC.**, a Utah corporation ("Owner"), is the owner of certain real property located in St. George, Utah, which property is more particularly described in Exhibit A, attached hereto (the "Property") and incorporated herein by reference.

The Owners do hereby acknowledge, declare, and adopt the following protective covenants, and restrictions govern the Property. This Deed Restriction shall be enforceable by the City of St. George (the "City") or its legal representatives, heirs, successors, and assigns.

The Property consists of two parcels which are adjacent to each other. The parcel identified as Parcel 1 on Exhibit A has street access to Live Oak Drive ("Parcel 1"). The parcel identified as Parcel 2 on Exhibit A does not have street access to Live Oak Drive ("Parcel 2"). Parcel 1 and Parcel 2 are hereinafter collectively referred to as the "Parcels".

Parcel 2 shall be entitled to a right of way and easement across, upon, over or through Parcel 1 for ingress and egress Live Oak Drive in perpetuity.

Parcel 1 and Parcel 2 shall not be sold, transferred or conveyed separately but the Parcels shall only be sold, transferred or assigned together, in perpetuity.

This instrument and any of the protective covenants contained herein may not be amended, altered, or revoked without the prior written consent of the City. Any amendment, alteration, or revocation which has been assented to by the City hereunder, must be made by an instrument signed by the Owner and the City, or their respective heirs, successors or assigns, and must be properly recorded with the Washington County Recorder's office to become effective.

This Deed Restriction shall attach to and run with the land, encumbering the Property henceforth and forever.

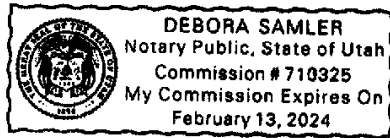
IN WITNESS WHEREOF, the Owner has executed this Deed Restriction this 2<sup>nd</sup> day of November, 2020.

Quality Properties, Inc.

By: Ed Burgess  
Ed Burgess, President

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 2nd day of November 2020, before me, Deborah Samler, 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.



Deborah Samler  
NOTARY PUBLIC

**EXHIBIT A**

**Parcel 1**

ALL OF LOT 12, JUNIPER COVE – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE.

**Parcel 2**

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 12, JUNIPER COVE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°10'03" WEST ALONG THE SECTION LINE A DISTANCE OF 1657.375 FEET, AND NORTH 88°49'57" WEST 254.989 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°12'35" WEST 60.159 FEET; THENCE SOUTH 87°09'16" WEST 100.251 FEET; THENCE NORTH 01°12'35" EAST 60.538 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTH 87°22'14" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 100.225 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,035 SQ. FT. (0.139 ACRES)