

Special Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
12/04/2020 12:03:37 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Kelly G. Bennett
673 Rainier Drive
St. George, UT 84770



Order No. 215412 - RK
Tax I.D. No. SG-SMSB-4-93

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

SUBURBAN LAND RESERVE, INC., a Utah Corporation, with its principal office at 51 South Main, Suite 301, Salt Lake City, Utah 84111, ("Grantor") does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to

Kelly G. Bennett, grantee(s) of St. George, 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:

Lot Ninety-Three (93), SANTA MARIA AT SUNBROOK PHASE 4 AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

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 2 day of December, 2020.

Suburban Land Reserve, Inc., a Utah Corporation

By: 
R. Steven Kunitz, President

Read and approved by:

SIGNED IN COUNTERPART
Kelly G. Bennett

See attachment for notary acknowledgment.

78CB4C1E-70D0-48CE-99EF-EFB0D437666A --- 2020/12/02 08:38:46 -8:00 --- Remote Notary



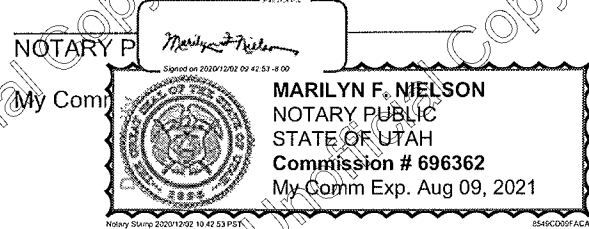
Notary acknowledgment attachment to that certain Special Warranty Deed - Suburban Land Reserve executed by Suburban Land Reserve, Inc., a Utah Corporation grantor(s), to Kelly G. Bennett grantee(s)

Order No. 215412
Tax I.D. No. SG-SMSB-4-93

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

On the 2 day of December, 2020, 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.

The principal taking the oath and signing the document, R. Steven Romney, appeared remotely using audio/video communication technology approved by the State of Utah.



STATE OF Utah)
)
COUNTY OF Washington) :ss.
)

On the day of December, 2020, personally appeared before me, Kelly G. Bennett, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC
My Commission Expires:

78CB4C1E-70D0-48CE-99EF-EFB0D437666A --- 2020/12/02 08:38:46 -S.00 --- Remote Notary



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WITNESS the hand(s) of said grantor(s), this 3rd day of December, 2020.

Suburban Land Reserve, Inc., a Utah Corporation

By: SIGNED IN COUNTERPART
R. Steven Romney, President

Read and approved by:



Kelly G. Bennett

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 Kelly G. Bennett grantee(s)

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)
COUNTY OF _____) :ss.

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NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
)
COUNTY OF Washington) :ss.

On the 3rd day of December, 2020, personally appeared before me, Kelly G. Bennett, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC

My Commission Expires: 3-28-24

