

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
01/19/2022 01:38:50 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Basin Lending, LLC, a Utah Limited Liability Company
1252 West 2500 South
Vernal, UT 84078



Order No. 222859 - EC
Tax I.D. No. SG-DERE-1AND2-103 and SG-DERE-1AND2-104

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Desert Canyons Development, Inc., a Utah corporation, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Basin Lending, LLC, a Utah Limited Liability Company, grantee(s) of Vernal, County of Uintah, 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:

Lots 103 and 104, DESERT RESERVE - PHASE 1 & 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Subject to the following deed restriction; For a period of three (3) years from the date of Recording, Grantee agrees not to resell the Property prior to the construction of a residence on the Property unless the Grantor agrees in writing. In the event that Grantee sells or otherwise transfers the Property without the written consent of Grantor prior to the construction of a residence on the Property or the expiration of three years from the date of recording, Grantor shall have the right to repurchase the Property from the Owner at the original purchase price.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 19 day of January, 2022.

Desert Canyons Development, Inc., a Utah corporation

By: [Signature]
Lori Burgess, Authorized Agent

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

On the 19 day of January, 2022, personally appeared before me, Lori Burgess, who being by me duly sworn, did say that the said Lori Burgess is the Authorized Agent of Desert Canyons Development, 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 Lori Burgess duly acknowledged to me that said corporation executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires: 1/5/23