

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/01/2022 02:40:04 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
J.W. West Homes, Inc., a Utah Corporation
Route 4 Box 4590
Roosevelt, UT 84066



Order No. 222670 - EC Space Above This Line for Recorder's Use
Tax I.D. No. SG-DERE-1AND2-105, SG-DERE-1AND2-106, SG-DERE-1AND2-
107, SG-DERE-1AND2-108, SG-DERE-1AND2-109, SG-DERE-1AND2-110, **RESPA**
SG-DERE-1AND2-111, SG-DERE-1AND2-112, SG-DERE-1AND2-203, and SG-DERE-1AND2-204

SPECIAL WARRANTY DEED

Desert Canyons Development, Inc., a Utah corporation, organized and existing under the laws of the State of Utah
CONVEYS and WARRANTS against all claiming by, through or under Grantor to

J.W. West Homes, Inc., a Utah Corporation, grantee(s) of Roosevelt, County of Duchesne, 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 105, 106, 107, 108, 109, 110, 111, 112, 203, and 204, 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 Closing, Grantor shall have the right to
repurchase the Property from the Owner at the original purchase price.

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under
a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized
officers this 7 day of February, 2022.

Desert Canyons Development, Inc., a Utah corporation
By: Lori Burgess
Lori Burgess, Authorized Agent

STATE OF Utah)
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)
COUNTY OF Washington)

On the 1 day of February, 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.



Brendan J. Snow

NOTARY PUBLIC
My Commission Expires: *1/5/23*