

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
02/15/2022 04:54:31 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Arbor Valley, LLC  
1363 East 170 South, suite 301  
St. George, UT 84790



Order No. 222855 - BJS Space Above This Line for Recorder's Use  
Tax I. D. No. SG-ARBR-11-162, SG-ARBR-11-163, SG-ARBR-11-164, SG-ARBR-11-165, SG-ARBR-11-166, SG-ARBR-11-185, SG-ARBR-11-187, SG-ARBR-11-188, and SG-ARBR-11-189

**SPECIAL WARRANTY DEED**

3000 East Holdings, LLC, a Utah Limited Liability Company, grantor, of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Arbor Valley, LLC, a Utah Limited Liability Company, grantee 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:

See Attached Exhibit "A"

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 of said grantor, this 15th day of February, 2022.

3000 East Holdings, LLC, a Utah Limited Liability Company

By: [Signature]  
Brett Burgess, Manager

STATE OF UTAH )  
 ) :ss.  
COUNTY OF WASHINGTON )

On the 15th day of February, 2022, personally appeared before me, <sup>Brett</sup>~~Bret~~ Burgess, who being by me duly sworn, did say that he is the Authorized Agent of 3000 East Holdings, LLC, a Utah Limited Liability Company, and that said instrument was signed by him in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said <sup>Brett</sup>~~Bret~~ Burgess acknowledged to me that said limited liability company executed the same.



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

Attachment to that certain Special Warranty Deed executed by 3000 East Holdings, LLC, a Utah Limited Liability Company grantor(s), to Arbor Valley, LLC, a Utah Limited Liability Company grantee(s).

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**EXHIBIT "A"**

Lots 162, 163, 164, 165, 166, 185, 187, 188 and 189, THE ARBORS - PHASE 11 SUBDIVISION, 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.

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Initials BB/