DOC ID 20220014629

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
03/14/2022 02:01:18 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Simister Homes, LLC, a Utah Limited Liability Company
3559 S Stonepine Cir
St. George, UT 84790

SOUTHERN UTAH TITLE COMPANY
"Doing good Deeds for over 70 years"
sutc.com

Order No. 223657 - KW
Space Above This Line for Recorder's Use
Tax I.D. No. SG-ARBR-12-179, SG-ARBR-12-180, SG-ARBR-12-181, SG-ARBR-12-182, and SG-ARBR-12-183

SPECIAL WARRANTY DEED

3000 East Holdings, LLC, a Utah Limited Liability Company , 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**

Simister Homes, LLC, a Utah Limited Liability Company , 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:

Lots 179, 180, 181, 182, and 183, THE ARBORS - PHASE 12 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.

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 10 day of March, 2022.

3000 East Holdings, LLC, a Utah Limited Liability Company

By: Lori Burgess
Lori Burgess, Authorized Agent

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 10 day of March, 2022, personally appeared before me, Lori Burgess, who being by me duly sworn, did say that he/she is the Authorized Agent of 3000 East Holdings, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her 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 Lori Burgess acknowledged to me that said limited liability company executed the same.

KAYLA WITTWER
Notary Public
State Of Utah
My Commission Expires 06-22-2024
COMMISSION NO. 712504

NOTARY PUBLIC

My Commission Expires: 6/22/24

Unofficial Copy