

Special Warranty Deed Page 1 of 1  
Gary Christensen Washington County Recorder  
04/15/2022 03:11:21 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Rockwell Homes Utah, Inc., a Utah corporation  
2713 E 1240 S  
St. George, UT 84790



Order No. 224149 - KW

Space Above This Line for Recorder's Use

Tax I.D. No. SG-TON-4-47, SG-TON-4-48, SG-TON-4-55, SG-TON-4-56, and SG-TON-4-57

**SPECIAL WARRANTY DEED**

Tonaquint Ridge, 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

Rockwell Homes Utah, Inc., a Utah corporation, 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 47, 48, 55, 56 and 57, TONAQUINT COVE - PHASE 4 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.

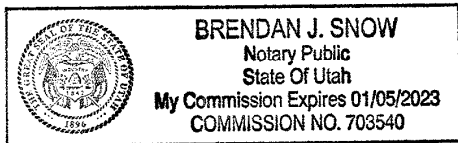
WITNESS the hand(s) of said grantor(s), this 15 day of April, 2022.

Tonaquint Ridge, Inc., a Utah corporation

By: Lori Burgess  
Lori Burgess, Authorized Agent

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

On the 15 day of April, 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 Tonaquint Ridge, 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