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DOC # 20220030481

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/10/2022 02:32:15 PM Fee \$ 82.00
By G T TITLE



MAIL TAX NOTICES TO GRANTEE(S) AT:
494 West 1300 North, Springville, UT 84663



File No. W49196

Property Reference Information:

Property address(es) (if any):

WARRANTY DEED

SALISBURY LAND, L.L.C., a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SALISBURY DEVELOPERS, INC., a Utah corporation ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83 ROSEWOOD ESTATES - PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

TAX ID NUMBERS SG-ROS-5-53 THROUGH SGROS-5-83

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:
GT Title File No.: **W49196**

Property Address(es) (if any):

-Signature Page to Warranty Deed-

The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Property; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 27 day of MAY, 2022.

SALISBURY LAND, L.L.C.

By: [Signature]
Rick M. Salisbury, Manager

STATE OF UTAH)
COUNTY OF Washington) ss.

On this 27 day of May, 2022, personally appeared before me **Rick M. Salisbury**, as the authorized representative of **Salisbury Land, L.L.C.**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

