

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
09/07/2022 04:56:26 PM Fee \$128.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Crimson Park Townhomes, LLC, a Utah limited liability
company
1240 E 100 S #5
St. George, UT 84790



Order No. 225623 - DJP
Tax I.D. No. See Exhibit A for Tax Parcels

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Corporate Form

Development Solutions Group Inc., a Utah Corporation and Desert Canyons Development, Inc., a Utah corporation , organized and existing under the laws of the State of Utah with its principal office at St. George, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTIES against all claiming by, through or under Grantor to

Crimson Park Townhomes, 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:

See Attached Exhibit "A"

THE Grantee hereby acknowledges that there are good and sufficient Trust Deeds on the described property wherein State Bank of Southern Utah, is the Beneficiary. The Grantees hereby assume and agree to pay said Trust Deed in the original amount of \$4,550,000.00 and interest, and agrees to pay said Note in full and to be bound by all the provisions of said Trust Deed and Note as Recorded Recorded, as Document No. 20180006722, of the Official Records of Washington County, State of Utah.


The Grantees hereby assume and agree to pay said Trust Deed executed February 3, 2021, by Crimson Park Townhomes, LLC, a Utah limited liability company, in favor of State Bank of Southern Utah as Trustee, and State Bank of Southern Utah as Beneficiary, and recorded February 5, 2021, as Doc. No. 20210008505, of the Official Records of Washington County, State of Utah. Said Deed of Trust given to secure a note of even date in favor of the Beneficiaries, and being in the original Principal amount of \$4,250,000.00.

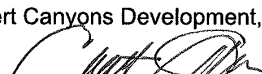
The Grantees hereby assume and agree to pay said Trust Deed executed October 25, 2021, by Crimson Park Townhomes, LLC, a Utah limited liability company, in favor of State Bank of Southern Utah as Trustee, and State Bank of Southern Utah as Beneficiary, and recorded November 4, 2021, as Doc. No. 20210071294, of the Official Records of Washington County, State of Utah.. Said Deed of Trust given to secure a note of even date in favor of the Beneficiaries, and being in the original Principal amount of \$1,000,000.00.

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.

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 7th day of September, 2022.

Development Solutions Group Inc., a Utah Corporation
By: 
Brett Burgess, President

Desert Canyons Development, Inc., a Utah corporation
By: 
Curt Gordon, President

See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Special Corporate Warranty Deed executed by Development Solutions Group Inc., a Utah Corporation and Desert Canyons Development, Inc., a Utah corporation grantor(s), to Crimson Park Townhomes, LLC, a Utah limited liability company grantee(s)

Order No. 225623
Tax I.D. No. See Exhibit A for Tax Parcels

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

On the 7th day of September, 2022, personally appeared before me, Brett Burgess, who being by me duly sworn, did say that the said Brett Burgess is the President of Development Solutions Group 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 Brett Burgess duly acknowledged to me that said corporation executed the same.

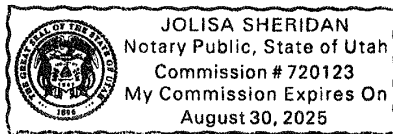


Stephanie Gledhill
NOTARY PUBLIC

My Commission Expires: 09/28/25

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

On the 7th day of September, 2022, personally appeared before me, Curt Gordon, who being by me duly sworn, did say that the said Curt Gordon is the President 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 Curt Gordon duly acknowledged to me that said corporation executed the same.



Jolisa Sheridan
NOTARY PUBLIC

My Commission Expires: August 30, 2025

Attachment to that certain Special Corporate Warranty Deed executed by Development Solutions Group Inc., a Utah Corporation and Desert Canyons Development, Inc., a Utah corporation grantor(s), to Crimson Park Townhomes, LLC, a Utah limited liability company grantee(s).

Order No. 225623
Tax I.D. No. See Exhibit A for Tax Parcels

EXHIBIT "A"

Parcel 1:

Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 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 and 84, CRIMSON PARK - PHASE 2 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel 2:

Lots 109, 110 and 111, CRIMSON PARK - PHASE 3 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Parcels: W-CPP-2-34, W-CPP-2-35, W-CPP-2-36, W-CPP-2-37, W-CPP-2-38, W-CPP-2-39, W-CPP-2-40, W-CPP-2-41, W-CPP-2-42, W-CPP-2-43, W-CPP-2-44, W-CPP-2-45, W-CPP-2-46, W-CPP-2-47, W-CPP-2-48, W-CPP-2-49, W-CPP-2-50, W-CPP-2-51, W-CPP-2-52, W-CPP-2-53, W-CPP-2-54, W-CPP-2-55, W-CPP-2-56, W-CPP-2-57, W-CPP-2-58, W-CPP-2-59, W-CPP-2-60, W-CPP-2-61, W-CPP-2-62, W-CPP-2-63, W-CPP-2-64, W-CPP-2-65, W-CPP-2-66, W-CPP-2-67, W-CPP-2-68, W-CPP-2-69, W-CPP-2-70, W-CPP-2-71, W-CPP-2-72, W-CPP-2-73, W-CPP-2-74, W-CPP-2-75, W-CPP-2-76, W-CPP-2-77, W-CPP-2-78, W-CPP-2-79, W-CPP-2-80, W-CPP-2-81, W-CPP-2-82, W-CPP-2-83, W-CPP-2-84, W-CPP-3-109, W-CPP-3-110, and W-CPP-3-111

Initials CE / PB

UB