

Mail tax Notice to:
WHEN RECORDED, MAIL TO:
Quality Properties, Inc.
1472 East 3950 South
St. George, Utah 84790

DOC # 20230024114

Corrected Special Page 1 of 2
Gary Christensen Washington County Recorder
08/11/2023 10:20:06 AM Fee \$ 40.00
By QUALITY PROPERTIES

Tax ID No: A portion of SG-5-3-11-341



CORRECTIVE SPECIAL WARRANTY DEED

Development Solutions Group, Inc, a Utah corporation, (as their interests in the real property described below may appear, the "Grantor"), hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, to Quality Properties, Inc, a Utah corporation, "Grantee", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:


This Corrective Warranty Deed is being recorded to correct the point of beginning tie found in Special Warranty Deed recorded 8/10/2023, as Doc #20230024060.

See Exhibit "A" attached.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand of grantor, this 11 day of August, 2023.


Development Solutions Group, Inc.

By: 
John Ryan Thomas, Vice President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this the 11th day of August, 2023, before me Logan Blake, a notary public, personally appeared John Ryan Thomas, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.





Notary Public

Exhibit A

Legal Description of Property

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BEGINNING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 01°00'22" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 11 AND SAID WEST QUARTER CORNER OF SECTION 11), AND RUNNING THENCE NORTH 01°00'10" EAST 446.846 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 88°59'50" EAST; THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°23'37", A DISTANCE OF 230.127 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 421.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'34", A DISTANCE OF 240.710 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 11; THENCE NORTH 88°24'08" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 123.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,135 SQ. FT., (0.646 ACRES)