DOC ID 20240003476

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
02/02/2024 03:45:09 PM Fee \$78.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT 494 WEST 1300 NORTH, SPRINGVILLE. UTAH 84663



Property Reference Information:

Tax Parcel No(s).: SG-RDPN-2-201, SG-RDPN-2-202, SG-RDPN-2-203, SG-RDPN-2-204, SG-RDPN-2-205, SG-RDPN-2-206, SG-RDPN-2-207, SG-RDPN-2-208, SG-RDPN-2-209, SG-RDPN-2-210, SG-RDPN-2-211, SG-RDPN-2-212, SG-RDPN-2-213, SG-RDPN-2-214, SG-RDPN-2-215, SG-RDPN-2-216, SG-RDPN-2-217, SG-RDPN-2-218, SG-RDPN-2-219, SG-RDPN-2-220, SG-RDPN-2-221, SG-RDPN-2-222, SG-RDPN-2-223, SG-RDPN-2-224, SG-RDPN-2-225, SG-RDPN-2-226, SG-RDPN-2-227, SG-RDPN-2-228, SG-RDPN-2-229 Property Address(es) (if any):

WARRANTY DEED

QUALITY PROPERTIES INC, A UTAH CORPORATION AND DEVELOPMENT SOLUTIONS GROUP INC, A UTAH CORPORATION ("Grantor"),

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

SALISBURY DEVELOPERS INC, A UTAH CORPORATION ("Grantee(s)")

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"):

LOTS 201-229, RED PINE - PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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 2024 and thereafter.

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

Information for reference purposes:

GT Title File No.: W54638

Tax Parcel No(s).: SG-RDPN-2-201, SG-RDPN-2-202, SG-RDPN-2-203, SG-RDPN-2-204, SG-RDPN-2-205, SG-RDPN-2-206, SG-RDPN-2-207, SG-RDPN-2-208, SG-RDPN-2-210, SG-RDPN-2-211, SG-RDPN-2-212, SG-RDPN-2-213, SG-RDPN-2-214, SG-RDPN-2-215, SG-RDPN-2-216, SG-RDPN-2-217, SG-RDPN-2-218, SG-RDPN-2-219, SG-RDPN-2-220, SG-RDPN-2-221, SG-RDPN-2-222, SG-RDPN-2-223, SG-RDPN-2-224, SG-RDPN-2-225, SG-RDPN-2-226, SG-RDPN-2-227, SG-RDPN-2-228, SG-RDPN-2-229

Property Address(es) (if any):

ADDRESS UNASSIGNED, ST GEORGE, UT 84790

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this _____ day of FEBRUARY, 2024.

PROPERTIES INC. UTAH QUALITY CORPORATION

Its: PRESIDENT

STATE OF UTAH

) ss COUNTY OF ____

On this ____ day of February, 2024, personally appeared before me ED BURGESS, who stated that he/she is the PRESIDENT of QUALITY PROPERTIES INC, A UTAH CORPORATION, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said/complany, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

JUSTIN GEE NOTARY PUBLIC-STATE OF UTAH My Commission Expires August 1, 2027 COMMISSION NUMBER 732440

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DEVELOPMENT SOLUTIONS GROUP INC. A UTAH CORPORATION

BRETT BURGESS

Its: PRESIDENT

STATE OF UTAH

COUNTY OF _______) ss.

On this ___ day of February, 2024, personally appeared before me BRETT BURGESS, who stated that he/she is the PRESIDENT of DEVELOPMENT SOLUTIONS GROUP INC, A UTAH CORPORATION, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

JUSTIN GEE
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires August 1, 2027
COMMISSION NUMBER 732440