

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
04/30/2024 03:06:20 PM Fee \$54.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Desert Cliffs Development, LLC, a Utah Limited Liability
Company
1363 East 170 South, ste 301
St. George, UT 84790



Order No. 230878 - BLS
Tax I.D. No. SG-5-3-35-130, SG-6745-G-142, SG-6745-G-143, SG-6745-G-144, SG-DESC-3B-300, SG-DESC-3B-301, SG-DESC-3B-302, SG-DESC-3B-303, SG-DESC-3B-304, SG-DESC-3B-305, SG-DESC-3B-306, SG-DESC-3B-307, SG-DESC-3B-308, SG-DESC-3B-309, SG-DESC-3B-310, SG-DESC-3B-311, SG-DESC-3B-312, SG-DESC-3B-322, SG-DESC-3B-323, SG-DESC-3B-324, and SG-DESC-3B-325

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Desert Canyons Development, 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

Desert Cliffs Development, 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:

Lots 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 322, 323, 324 and 325, DESERT CLIFFS - PHASE 3B, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

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 30th day of April, 2024.

Desert Canyons Development, Inc., a Utah corporation

By: [Signature]
Curt Gordon, President

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

On the 30th day of April, 2024, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/10/2024

