

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/25/2024 02:39:22 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Matthew Payne
3403 E 2890 S
St George UT 84790



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 232085 - BJS
Tax I.D. No. SG-WEBB-2-211

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Corporate Form

Quality Properties, 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 WARRANTS against all claiming by, through or under Grantor to

Matthew Payne, a Married Man,
grantee(s) of Logan, County of Cache, 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:

Lot 211, WEBB ACRES - PHASE 2 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Subject to the following deed restriction; For a period of three (3) years from the date of Recording, Grantee agrees not to resell the Property prior to the construction of a residence on the Property unless the Grantor agrees in writing. In the event that Grantee sells or otherwise transfers the Property without the written consent of Grantor prior to the construction of a residence on the Property or the expiration of three years from the date of recording, Grantor shall have the right to repurchase the Property from the Owner at the original purchase price.

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.

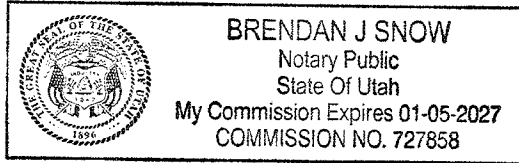
In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 23 day of ~~August~~ ^{October}, 2024.

Quality Properties, Inc., a Utah Corporation

By: Lori Burgess
Lori Burgess, Secretary

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

On the 23 day of ~~August~~ ^{October}, 2024, personally appeared before me, Lori Burgess, who being by me duly sworn, did say that the said Lori Burgess is the Secretary of Quality Properties, 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 Lori Burgess duly acknowledged to me that said corporation executed the same.



Brendan J Snow

NOTARY PUBLIC
My Commission Expires: *1/5/27*
UB