

When recorded, return to:

Bryan J. Pattison

DURHAM JONES & PINEGAR, P.C.

192 East 200 North, Third Floor

St. George, Utah 84770

**DOC # 20080020520**

CCR Annexation Page 1 of 4  
Russell Shirts Washington County Recorder  
05/19/2008 04:42:10 PM Fee \$ 16.00  
By SOUTHERN UTAH TITLE CO



**DECLARATION OF ANNEXATION**  
**[Coral Springs Condominiums Phase 2]**

This Declaration of Annexation is prepared pursuant to Section 13.3 of the Declaration of Covenants, Conditions, and Restrictions of Coral Springs, a residential condominium development (the "Declaration"), that was recorded in the Office of the Washington County Recorder on November 7, 2006, as Document No. 20060051813.

Declarant desires to and hereby does annex the real property described on Exhibit A, which is attached hereto and incorporated herein by this reference, to the Declaration, which real property shall be subject to the Declaration referred to above, and any amendments and annexations thereto, and to the Coral Springs Condominiums Phase 2 plat (the "Phase 2 Plat") recorded by Coral Springs, LLC, a Utah limited liability company ("Coral Springs I"), in the Office of the Washington County Recorder on January 18, 2008 as Document No. 20080002379. This annexation is effective as of the date of the recording of the Phase 2 Plat. Coral Springs II, LLC, a Utah limited liability company, the Declarant hereunder, is the successor-in-interest to all of the right, title and interest of Coral Springs I in the Coral Springs Condominiums, including but not limited to, the Phase 2 Plat. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand this 3<sup>rd</sup> day of May, 2008.

**DECLARANT:**

Coral Springs II, LLC, a Utah limited liability company

By

Quenalee Nelson  
Quenalee Nelson, Manager

By

Rod Sainsbury  
Rod Sainsbury, Manager

**SOUTHERN UTAH TITLE COMPANY**  
**ACCOMMODATION RECORDING ONLY**  
**NOT EXAMINED**

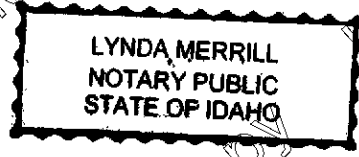
STATE OF Idaho )

COUNTY OF Madison ) ss.

On this 13<sup>th</sup> day of May, 2008, before me personally appeared Quenalee Nelson whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the Manager of Coral Springs II, LLC, a Utah limited liability company (the "Company") and that the foregoing document was signed by her on behalf of that Company by proper authority and she acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

Residing at: Parker, ID

Lynda Merrill  
NOTARY PUBLIC  
My commission expires: 4-4-2014



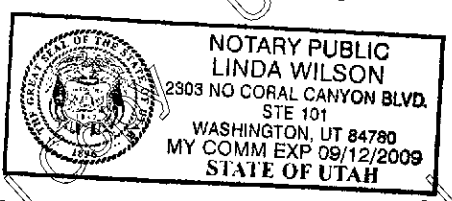
STATE OF Utah )

COUNTY OF Washington ) ss.

On this 15<sup>th</sup> day of May, 2008, before me personally appeared Rod Sainsbury whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Manager of Coral Springs II, LLC, a Utah limited liability company (the "Company") and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

Residing at: St George, UT

Linda Wilson  
NOTARY PUBLIC  
My commission expires: Sept 12, 2009



**MORTGAGEE'S CONSENT TO RECORD**

Consent is hereby given to the recording of the foregoing Declaration of Annexation for Coral Springs Condominiums Phase 2.

Dated: May 15, 2008

Barnes Banking Company

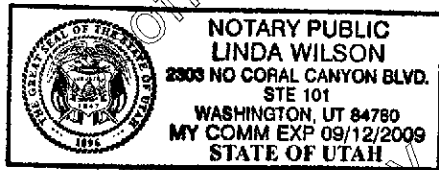
By: [Signature] Mark B. Murdock  
Its [Signature]  
Commercial Loan Officer

STATE OF UTAH )  
 ) ss.  
COUNTY OF Washington )

On this 15th day of May, 2008, before me personally appeared Mark B. Murdock whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the Commercial Loan Officer of Barnes Banking Company, a Corporation (the "Bank") and that the foregoing document was signed by him/her on behalf of the Bank by authority of its bylaws or of a resolution of its board of directors, and he/she acknowledged before me that the Bank executed the document and the document was the act of the Bank for its stated purpose.

Residing at: St. George, Utah

[Signature]  
NOTARY PUBLIC  
My commission expires: Sept. 12, 2009



Attachement to "Declaration of Annexation" (Coral Springs Condominiums Phase 2)  
dated May 13, 2008 executed by Coral Springs II, LLC, a Utah Limited Liability Co.

**EXHIBIT A**

[Legal Description of Phase 2 Property]

Parcel ID No. ~~H-A-7-5-173~~ H-CSC-2-D-1 thru 13; H-CSC-2-E-1 thru 13; H-CSC-2-F-1 thru 13  
H-CSC-2-G-1 thru 13; H-CSC-2-H-1 thru 13; H-CSC-2-I-1 thru 13

Beginning at a point which is North 00°22'33" East 1277.25 feet along the East Section line and North 90°00'00" West 87.63 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; running thence North 26°39'13" East 81.93 feet; thence North 44°01'48" East 83.44 feet; thence North 82°13'28" East 22.53 feet; thence North 35°21'12" East 32.16 feet; thence North 06°51'27" East 71.80 feet; thence North 08°17'25" West 63.99 feet; thence North 08°21'13" West 234.60 feet; thence North 46°07'26" East 228.53 feet; thence North 31°14'23" East 139.61 feet; thence North 21°40'20" East 144.72 feet; thence North 17°14'24" East 73.02 feet to the point of curvature of a 527.50 foot radius curve concave to the right, the radius point of which bears South 21°03'44" West; thence Southeasterly 360.20 feet along the arc of said curve through a central angle of 39°07'25" to the point of non-tangency; thence North 61°30'04" East 103.87 feet to the point of curvature of a 275.00 foot radius curve concave to the left; thence Northeasterly 27.88 feet along the arc of said curve through a central angle of 5°48'34" to the point of non-tangency; thence South 34°18'29" East 50.00 feet; thence South 30°30'41" East 119.09 feet; thence South 59°29'19" West 152.44 feet; thence South 20°29'44" West 153.47 feet; thence North 84°14'12" West 63.51 feet; thence South 41°04'16" West 310.01 feet; thence South 16°32'00" West 292.85 feet; thence South 52°08'16" West 223.04 feet; thence North 01°06'52" West 30.14 feet; thence North 47°54'24" West 160.22 feet; thence North 63°20'10" West 60.60 feet to the point of beginning.

Containing: 9.77 Acres

