

When recorded, return to:

Bryan J. Pattison

DURHAM JONES & PINEGAR, P.C.

192 East 200 North, Third Floor

St. George, Utah 84770

DOC # 20080020526

Page 1 of 4
CCR Annexation
Russell Shirts Washington County Recorder
05/19/2008 04:47:08 PM Fee \$ 16.00
By SOUTHERN UTAH TITLE CO



**DECLARATION OF ANNEXATION
[Coral Springs Condominiums Phase 3]**

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 3 plat recorded concurrently herewith. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand this 13th day of May, 2008.

DECLARANT:

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

Coral Springs II, LLC, a Utah limited liability company

By Quenalee Nelson
Quenalee Nelson, Manager

By Rod Sainsbury
Rod Sainsbury, Manager

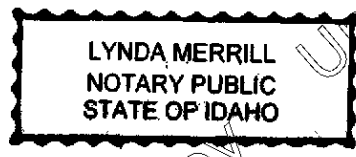
STATE OF Idaho)

COUNTY OF Madison) ss

On this 13th 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, Idaho

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



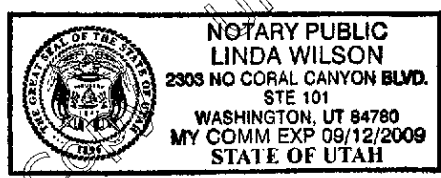
STATE OF Utah)

COUNTY OF Washington) ss

On this 15th 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 Coral Springs Condominiums Phase 3 plat and the Owner's dedication therein, and to the recording of the foregoing Declaration of Annexation for Coral Springs Condominiums Phase 3. The mortgagee joins in all dedications.

Dated May 15, 2008

Barnes Banking Company

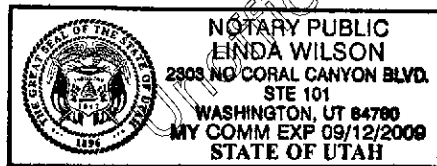
By: *Mark B. Murdock* Mark B. Murdock
Its *Commercial Loan Officer*
Commercial Loan Officer

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.

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

Residing at: St. George Utah



Attachment to "Declaration of Annexation" (Coral Springs Condominiums Phase 3)
dated May 13, 2008 executed by Coral Springs II, LLC a Utah Limited Liability Co.

EXHIBIT A

[Legal Description of Phase 3 Property]

Beginning at a point which is North 00°22'33" East 2273.96 feet along the West Section Line and North 90°00'00" East 353.06 feet from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being on the Northerly boundary line of the Coral Springs, LLC property recorded as Document #994604 in Book 1830 on Page 110 in the Office of the Washington County Recorder in the State of Utah, and running thence North 32°27'35" East 92.62 feet to the point on the arc of a 257.60 foot radius curve concave to the right, the radius point of which bears South 86°16'28" East; thence Northeasterly along the arc of said curve 369.62 feet through a central angle of 82°12'37" to a point of non-tangency the radius point of which bears South 4°03'51" East; thence North 42°33'38" East 73.38 feet; thence South 26°25'12" East 150.38 feet; thence South 60°21'28" East 247.79 feet; thence South 20°37'07" West 286.56 feet; thence South 29°52'45" West 164.10 feet to the Northeasterly corner of said Coral Springs Property; thence along said boundary in the following five (5) courses: North 30°30'41" West 119.09 feet; thence North 34°18'29" West 50.00 feet to a point on the arc of a 275.00 foot radius curve concave to the right, the radius point of which bears North 34°18'29" West; thence Southwesterly along the arc of said curve 27.88 feet through a central angle of 5°48'34"; thence South 61°30'12" West 103.87 feet to a point on the arc of a 527.50 foot radius curve concave to the left, the radius point of which bears South 60°11'10" West; thence Northwesterly along the arc of said curve 323.16 feet through a central angle of 35°06'02" to the point of tangency said point also being the Point of Beginning.

Containing: 5.05 Acres.

Tax Serial Number: H-PL

