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DOC # 20210002424

CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
01/12/2021 04:05:35 PM Fee \$ 40.00
By VANGUARD MAIN



Note to Recorder:
Record against the real property
Located in Washington County,
Utah described in Exhibit A.

Recorded at the request of:
Western State Ventures LLC and
Shooting Star, LLC

After recording mail to:
Shooting Star, LLC
Attn: James Sullivan
1363 E 170 S Ste. 301
St. George Ut. 84790

**DECLARATION OF ANNEXATION FOR SHOOTING STAR SUBDIVISION,
PHASE 2 TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SHOOTING STAR SUBDIVISION, PHASE 1**

DECLARANT, Western State Ventures LLC, a Utah Limited Liability Company, hereby elects to annex, and to subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Shooting Star Subdivision, Phase 1, as recorded in the Office of the Washington County Recorder and recorded as Document # 20180050004, pgs 1-36, December 19, 2018, all of the real property described in Exhibit A, attached hereto, and by this reference made a part hereof, to be known as "Shooting Star Subdivision, Phase 2."

This annexation shall be accomplished by filing this Declaration annexing the described real property in Exhibit A in the public records of Washington County, Utah and by recording the Shooting Star Subdivision Plat, Phase 2, all as provided by the laws of the State of Utah and the appropriate municipal ordinances.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Annexation for Shooting Star Subdivision, Phase 2, to the Declaration of Covenants, Conditions and Restrictions for Shooting Star Subdivision, Phase 1, this 23 day of December 2020.

DECLARANT:

Western State Ventures LLC.

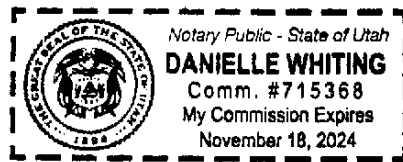
Nathan Brockbank

By: Nathan Brockbank

Its: Manager

STATE OF Utah)
)
) :SS.
COUNTY OF DAVIS)

On this 23 day of December, 2020, personally appeared before me Nathan Brockbank, who being by me duly sworn, did state that he is the Manager of Western State Ventures LLC., and that he executed the foregoing document, *Declaration of Annexation for Shooting Star Subdivision, Phase 2, to the Declaration of Covenants, Conditions and Restrictions for Shooting Star Subdivision, Phase 1*, on behalf of said limited liability company by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the uses and purposes stated therein.



Danielle Whiting
Notary Public

EXHIBIT A

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36, SHOOTING STAR PHASE 1 SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20180050003, WHICH POINT LIES NORTH 00°13'00" EAST ALONG THE SECTION LINE 514.50 FEET AND EAST 2969.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING ALONG SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: 1) NORTH 00°13'49" EAST 100.00 FEET, 2) NORTH 01°57'36" EAST 50.02 FEET, 3) NORTH 00°13'49" EAST 200.00 FEET, 4) NORTH 00°49'13" EAST 50.00 FEET, 5) NORTH 00°13'49" EAST 100.00 FEET AND 6) SOUTH 89°46'11" EAST 899.62 FEET; THENCE SOUTH 00°13'49" WEST 100.00 FEET; THENCE SOUTH 00°48'52" WEST 50.00 FEET; THENCE SOUTH 00°13'49" WEST 200.00 FEET; THENCE SOUTH 89°46'11" EAST 10.83 FEET; THENCE SOUTH 00°13'49" WEST 150.00 FEET; THENCE NORTH 89°46'11" WEST 911.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 451,625 SQUARE FEET OR 10.37 ACRES.