

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
02/25/2022 12:41:17 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Melon Development, Inc.
1842 S 3430 E
Washington, UT 84780

File Number: STG-94413-LH
Parcel ID: PART OF W-4-2-19-1201

WARRANTY DEED

MIDDON, LLC, A UTAH LIMITED LIABILITY COMPANY,

Grantor, hereby CONVEY(S) IN WARRANTY to

MELON DEVELOPMENT, INC., A UTAH CORPORATION

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

See attached Exhibit "A"
TO BE KNOWN AS RIVERBEND AT SUNRISE VALLEY
PHASE 2
APN: PART OF W-4-2-19-1201

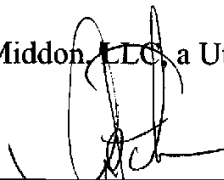
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

Courtesy Recording

This document is being recorded as a courtesy and an accommodation to the parties named therein. EAGLE GATE TITLE INSURANCE AGENCY, INC. hereby expressly disclaims any responsibility for liability for the accuracy of the content thereof.

WITNESS, the hand of said grantor, this 24 day of February - 2022

Middon, LLC, a Utah Limited Liability Company

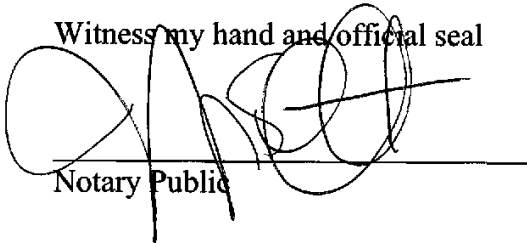
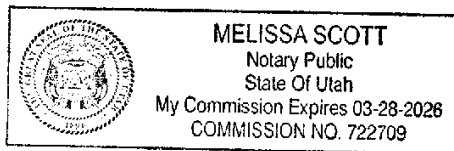


By: Michon Palmer, Manager

STATE OF UTAH
COUNTY OF WASHINGTON

On this 24 day of February, 2022, before me Melissa Scott, a notary public, personally appeared Michon Palmer, Manager of Middon, LLC, a Utah Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
St. George, Utah
www.bushandgudgeon.com

EXHIBIT A
(RIVERBEND AT SUNRISE VALLEY PH 2)

Beginning at a point that lies North 88°50'31" West along the section line 896.11 feet and due South 1577.95 feet from the Northeast Corner of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 43°44'30" East 782.25 feet; thence South 46°14'49" West 74.02 feet; thence southwesterly along a 980.00 foot radius curve to the left, (long chord bears South 41°16'13" West a distance of 170.03 feet), center point lies South 43°45'11" East through a central angle of 09°57'12", a distance of 170.24 feet; thence southwesterly along a 420.00 foot radius reverse curve to the right, (long chord bears South 51°09'28" West a distance of 215.48 feet), center point lies North 53°42'23" West through a central angle of 29°43'42", a distance of 217.92 feet; thence North 27°23'26" West 113.42 feet; thence northwesterly along a 275.00 foot radius curve to the left, (long chord bears North 35°34'19" West a distance of 78.27 feet), center point lies South 62°36'34" West through a central angle of 16°21'45", a distance of 78.53 feet; thence North 43°45'11" West 131.02 feet; thence South 45°06'23" West 84.65 feet; thence North 46°01'59" West 102.71 feet; thence South 43°58'01" West 91.48 feet; thence North 46°01'59" West 155.00 feet; thence South 43°58'01" West 73.33 feet; thence North 46°01'59" West 85.00 feet; thence North 43°22'56" West 105.69 feet; thence North 45°59'15" West 69.43 feet; thence North 43°58'01" East 525.39 feet; thence South 43°45'11" East 68.91 feet; thence North 46°14'49" East 155.17 feet to the point of beginning.

Containing 454,402 square feet or 10.43 acres.

Project No. 201058
By: DGM
Ck: BRS
09-16-21