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DOC # 20230006354

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/09/2023 11:53:58 AM Fee \$ 40.00
By MELON DEVELOPMENT INC



Mail tax notice to:

WHEN RECORDED RETURN TO:
Melon Development, Inc.
1842 South 3430 East
St. George, Utah 84790

SPECIAL WARRANTY DEED

Middon, LLC, a Utah limited liability company, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEYS AND WARRANTS** against all claiming by, through or under Grantor(s) to

Melon Development, Inc., a Utah corporation, grantee(s) of St. George, County of Washington, 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:

See Exhibit "A" attached hereto for the legal description.

Tax Parcel No. W-4-2-19-1201 (part of)

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being **SUBJECT TO** easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 8 of March, A.D. 2023.

Middon, LLC, a Utah limited liability company

By: [Signature]
Michon Palmer, Manager

NOTARY

STATE OF Utah)
County of Washington) ss

On the 8 day of March, A.D. 2023, personally appeared before me Michon Palmer, who being by me duly sworn, says that she is the Manager of Middon, LLC, a Utah limited liability company, the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that she is authorized to execute this instrument on behalf of the limited liability company.

[Signature]
Notary Public

My Commission Expires: 3-28-2026
Notary Public residing at: Washington County, Utah

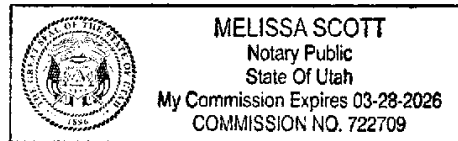


EXHIBIT "A" - Legal Description

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF RIVERBEND AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 20210025598, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 1683.26 FEET, AND DUE SOUTH 1775.92 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID BOUNDARY AND THE BOUNDARY OF RIVERBEND AT SUNRISE VALLEY PHASE 2, DOCUMENT NO. 20220018737, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 45°59'15" EAST 434.43 FEET, 2) SOUTH 43°22'56" EAST 105.69 FEET, 3) SOUTH 46°01'59" EAST 85.00 FEET, 4) NORTH 43°58'01" EAST 73.33 FEET, 5) SOUTH 46°01'59" EAST 155.00 FEET, 6) NORTH 43°58'01" EAST 91.48 FEET, 7) SOUTH 46°01'59" EAST 102.71 FEET, 8) NORTH 45°06'23" EAST 84.65 FEET, 9) SOUTH 43°45'11" EAST 131.02 FEET, 10) SOUTHEASTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 35°34'19" EAST A DISTANCE OF 78.27 FEET), CENTER POINT LIES SOUTH 46°14'49" WEST THROUGH A CENTRAL ANGLE OF 16°21'45", A DISTANCE OF 78.53 FEET, 11) SOUTH 27°23'26" EAST 113.42 FEET, 12) NORTHEASTERLY ALONG A 420.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 51°09'28" EAST A DISTANCE OF 215.48 FEET), CENTER POINT LIES NORTH 23°58'42" WEST THROUGH A CENTRAL ANGLE OF 29°43'42", A DISTANCE OF 217.92 FEET, 13) NORTHEASTERLY ALONG A 980.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°16'13" EAST A DISTANCE OF 170.03 FEET), CENTER POINT LIES SOUTH 53°42'23" EAST THROUGH A CENTRAL ANGLE OF 09°57'12", A DISTANCE OF 170.24 FEET AND 14) NORTH 46°14'49" EAST 74.02 FEET; THENCE SOUTH 43°44'30" EAST 42.61 FEET; THENCE SOUTH 29°07'28" WEST 304.02 FEET; THENCE SOUTH 13°06'55" EAST 10.99 FEET; THENCE SOUTH 51°18'22" WEST 154.41 FEET; THENCE SOUTH 67°20'31" WEST 157.67 FEET; THENCE SOUTH 80°17'14" WEST 176.14 FEET; THENCE SOUTH 84°00'01" WEST 121.45 FEET; THENCE NORTH 88°06'35" WEST 112.17 FEET; THENCE NORTH 79°37'13" WEST 187.10 FEET; THENCE NORTH 71°09'05" WEST 61.38 FEET; THENCE NORTH 73°59'21" WEST 113.63 FEET; THENCE NORTH 78°07'24" WEST 176.48 FEET; THENCE NORTH 82°46'42" WEST 118.42 FEET; THENCE NORTH 33°46'49" EAST 306.04 FEET; THENCE NORTH 46°01'59" WEST 458.01 FEET; THENCE NORTH 43°58'01" EAST 155.00 FEET; THENCE NORTH 46°01'59" WEST 100.21 FEET; THENCE NORTH 43°58'43" EAST 29.89 FEET; THENCE SOUTH 46°01'59" EAST 165.20 FEET; THENCE NORTH 43°58'01" EAST 124.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 593,926 SQUARE FEET OR 13.63 ACRES.

Proposed Riverbend at Sunrise Valley Phase 3

Part of Tax Serial No. W-4-2-19-1201