



mail fax 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 10 of April, A. D. 2023.

Middon, LLC, a Utah limited liability company

By: [Signature]
Michon Palmer, Manager

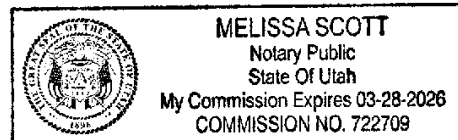
NOTARY

STATE OF Utah)
County of Washington) ss

On the 10 day of April, 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





Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
St. George, Utah
www.bushandgudgell.com

EXHIBIT A
RED MESA AT SUNRISE VALLEY
PHASE 3

Commencing at the Northwest corner of Red Mesa at Sunrise Valley Phase 2, Official Washington County Records, at a point which lies North 88°50'31" West along the section line 1561.69 feet from the Northeast Corner of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence running along the west line said Red Mesa at Sunrise Valley Phase 2 the following two (2) courses: 1) South 15°14'29" East 527.41 feet and 2) South 11°34'56" West 43.18 feet; thence South 85°44'57" West 102.65 feet; thence South 59°33'55" West 103.99 feet; thence South 54°24'37" West 171.48 feet; thence South 79°03'21" West 156.26 feet; thence North 77°58'53" West 186.73 feet; thence North 36°01'36" West 128.21 feet; thence North 43°11'19" East 283.63 feet; thence North 16°58'55" East 415.68 feet to the north line of the Northeast Quarter said Section 19; thence South 88°50'31" East along the section line 297.50 feet to the point of beginning.

Containing 344,416 square feet or 7.91 acres.

09/01/2022
JN 211188



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By: DGM
Ck: BRS