



AFTER RECORDING RETURN TO:

Red Mesa Holdings LLC
2804 East 2000 South
St. George, UT 84770

**DECLARATION OF ANNEXATION
(Red Mesa at Sunrise Valley Phase 3)**

Red Mesa Holdings LLC, a Utah limited liability company, as Developer, hereby files this Declaration of Annexation pursuant to Article 7 of the Declaration of Protective Covenants for Red Mesa at Sunrise Valley Phase 1, that was recorded in the Office of the Washington County Recorder on June 8, 2022, as DOC #20220030170 (the "Declaration").

Developer desires to and does hereby annex the following described real property (the "Property") into the residential community known as Red Mesa at Sunrise Valley. The Property shall be subject to and bound by the provisions of the Declaration as though its terms were fully set forth and restated herein.

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

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.

The Property shall be subject to and bound by the Declaration, including any amendments and annexations thereto, and to the plat of Red Mesa at Sunrise Valley Phase 3 that is recorded herewith. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as Developer herein, has hereunto set its hand this 30 day of August, 2023.

DEVELOPER:


RED MESA HOLDINGS LLC
A UTAH LIMITED LIABILITY COMPANY

By: Bill Cox
Bill Cox, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 30 day of August, 2023, before me personally appeared Bill Cox, as the Manager of Red Mesa Holdings LLC, who acknowledged before me that the company executed the document and the document was the act of the company for its stated purpose.

[Signature]
NOTARY PUBLIC


 MELISSA SCOTT
Notary Public
State Of Utah
My Commission Expires 03-28-2026
COMMISSION NO. 722709

CONSENT OF OWNER

The undersigned, being the Owner of the real property described above, hereby consents to recording of the foregoing Declaration of Annexation for Red Mesa at Sunrise Valley Phase 3, and agrees to the provisions and effect thereof.

Dated: August 30, 2023.

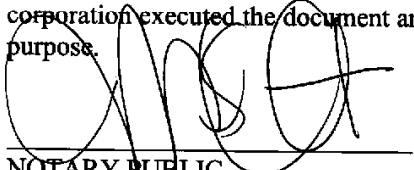
Melon Development Inc., a Utah corporation

By: 

Judd Palmer, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 30 day of August, 2023, before me personally appeared Judd Palmer, the President of Melon Development Inc., a Utah corporation, who acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.



NOTARY PUBLIC

