# DOC ID 20230033648

Corporate Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
11/08/2023 02:54:05 PM Fee \$106.00 By
SOUTHERN UTAH TITLE COMPANY

### When recorded mail deed and tax notice to:

Red Waters 2, LLC 1363 East 170 South, Suite 301 St. George, UT 84790



Order No. 228877 - BLS

Space Above This Line for Recorder's Use

Tax I. D. No. W-RASV-3-5, W-RASV-3-6, W-RASV-3-7, W-RASV-3-8, W-RASV-3-9, W-RASV-3-10, W-RASV-3-11, W-RASV-3-12, W-RASV-3-13, W-RASV-3-14, W-RASV-3-15, W-RASV-3-16, W-RASV-3-17, W-RASV-3-18, W-RASV-3-19, W-RASV-3-20, W-RASV-3-21, W-RASV-3-22, W-RASV-3-23, W-RASV-3-24, W-RASV-3-25, W-RASV-3-26, W-RASV-3-55, W-RASV-3-56, W-RASV-3-57, W-RASV-3-58, W-RASV-3-59, W-RASV-3-74, W-RASV-3-75, W-RASV-3-76, W-RASV-3-77, W-RASV-3-91, W-RASV-3-92, W-RASV-3-93, W-RASV-3-104, W-RASV-3-106, W-RASV-3-107, W-RASV-3-108, W-RASV-3-109, W-RASV-3-110, W-RASV-3-111, W-RASV-3-112, and W-RASV-3-113

## **WARRANTY DEED**

Corporate Form

Melon Development, Inc., a Utah Corporation, organized and existing under the laws of the State of Utah with its principal office in St. George, County of Washington, State of Utah, grantor, hereby

#### **CONVEYS and WARRANTS to**

Red Waters 2, LLC, a Utah Limited Liability Company, grantee 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:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 55, 56, 57, 58, 59, 74, 75, 76, 77, 91, 92, 93, 104, 106, 107, 108, 109, 110, 111, 112, 113, RIVERBEND AT SUNRISE VALLEY PHASE 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

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

The officer who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum. In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this \_\_7th\_\_ day of November, 2023.

Melon Development, Inc., a Utah Corporation

Micron R Ralmer, Vice-President

See attachment for notary acknowledgment.

### 20230033648 11/08/2023 02:54:05 PM Page 2 of 2 Washington County

Notary acknowledgment attachment to that certain Corporate Warranty Deed executed by Melon Development, Inc., a Utah Corporation grantor(s), to Red Waters 2, LLC grantee(s)

Order No. 228877

Tax I.D. No. W-RASV-3-5, W-RASV-3-6, W-RASV-3-7, W-RASV-3-8, W-RASV-3-9, W-RASV-3-10, W-RASV-3-11, W-RASV-3-12, W-RASV-3-13, W-RASV-3-14, W-RASV-3-15, W-RASV-3-16, W-RASV-3-17, W-RASV-3-18, W-RASV-3-19, W-RASV-3-20, W-RASV-3-21, W-RASV-3-22, W-RASV-3-23, W-RASV-3-24, W-RASV-3-25, W-RASV-3-26, W-RASV-3-55, W-RASV-3-56, W-RASV-3-57, W-RASV-3-58, W-RASV-3-59, W-RASV-3-74, W-RASV-3-75, W-RASV-3-76, W 3-77, W-RASV-3-91, W-RASV-3-92, W-RASV-3-93, W-RASV-3-104, W-RASV-3-106, W-RASV-3-107, W-RASV-3-108, W-RASV-3-109, W-RASV-3-110, W-RASV-3-111, W-RASV-3-112, and W-RASV-3-113

| STATE OF UTAH        | )   |
|----------------------|-----|
|                      | :ss |
| COUNTY OF WASHINGTON | )   |

On the 7th day of November, 2023, personally appeared before me, Michon R. Palmer, who being by me duly sworn, did say that the said Michon R. Palmer is the Vice-President of Melon Development, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Michon R. Palmer duly acknowledged to me that said corporation executed the same

My Commission Expires: 9/10/2024

BRAD L SEEGMILLER Notary Public State Of Utah My Commission Expires 09-10-2024 COMMISSION NO. 713808