

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
07/03/2024 04:35:13 PM Fee \$40.00 By
SUTHERLAND TITLE COMPANY

Mail Tax Notices To and After Recording Return To:

GRANTEE
362 West 670 North Cir
St. George, UT 84770

SPECIAL WARRANTY DEED

A.W. HARDY FAMILY INVESTMENTS, LTD, as to an undivided 56.25% interest, DRP MANAGEMENT, INC., as to an undivided 31.25% interest, and MJS REAL PROPERTIES, LLC, as to an undivided 12.5% interest, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to SOUTHERN MOON CONTRACTORS, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:


Lots 14 and 18, FALCON RIDGE - PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Tax Parcel No.: H-FAL-4-14 and H-FAL-4-18

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 16th day of September, 2022.


A.W. HARDY FAMILY INVESTMENTS LTD



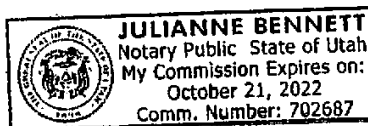
STEVEN L. HARDY, Trustee of the RUTH B. HARDY FAMILY TRUST, dated July 21, 2005,
General Partner

State of Utah
County of Salt Lake

On this 16th day of September, 2022, before me, the undersigned Notary Public, personally appeared STEVEN L. HARDY, Trustee of the RUTH B. HARDY FAMILY TRUST, dated July 21, 2005, General Partner of A.W. HARDY FAMILY INVESTMENTS LTD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

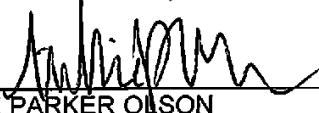


Notary Public
My commission expires: October 21, 2022



WITNESS, the hand of said grantor this 16th day of September, 2022.

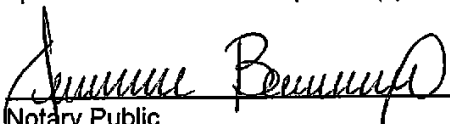
DRP MANAGEMENT, INC.



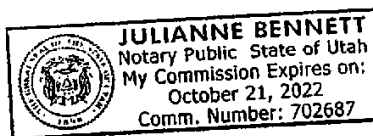
MILLIE PARKER OLSON
Vice President

State of Utah
County of Salt Lake

On this 16th day of September, 2022, personally appeared before me, the undersigned Notary Public, personally appeared MILLIE PARKER OLSON who is the Vice President of DRP MANAGEMENT, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

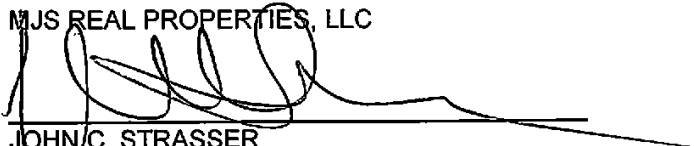


Notary Public
My commission expires: October 21, 2022



WITNESS, the hand of said grantor this 16th day of September, 2022.

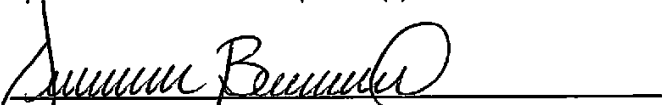
MJS REAL PROPERTIES, LLC



JOHN C. STRASSER
Manager/Member

State of Utah
County of Salt Lake

On this 16th day of September, 2022, personally appeared before me, the undersigned Notary Public, personally appeared JOHN C. STRASSER who is the Manager/Member of MJS REAL PROPERTIES, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: October 21, 2022

