

**DOC # 20210041168**

Notice Page 1 of 3  
Gary Christensen, Washington County Recorder  
06/11/2021 03:25:34 PM Fee \$ 40.00  
By SCHMALZ, CORINNE



**When recorded mail to:**  
**Corinne Schmalz**  
**Ence Homes**  
**619 S. Bluff St. Twr 2**  
**St. George, UT 84770**


**NOTICE OF ASSIGNMENT OF  
DECLARANT RIGHTS AND INTERESTS AS PERTAINING TO  
RED WATERS AT SUNRISE VALLEY PHASE 2 POD 1 SUBDIVISION**

NOTICE IS HEREBY GIVEN that effective as of the 26<sup>th</sup> day of May, 2021, (the "Effective Date") MELON DEVELOPMENT, INC, a Utah corporation (hereinafter referred to as "Declarant"), hereby assigns to FACTION, LLC, a Utah limited liability company (herein after referred to as "FACTION"), all of its rights, interests, and estate, as Declarant under provisions of the following document affecting the Property known as Red Waters at Sunrise Valley Phase 2 Pod 1 Subdivision, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference:

Declaration of Covenants, Conditions and Restrictions for Red Waters Phase 1 Pod 1 Subdivision, recorded on the 24<sup>th</sup> day of August, 2020 as DOC No.20200044917, in the Office of the Washington County Recorder (with all supplements, modifications, amendments thereto, if any).

IN WITNESS WHEREOF the undersigned do hereby execute this Assignment of Declarancy on the Effective Date set forth above.

**DECLARANT:**  
**MELON DEVELOPMENT, INC**

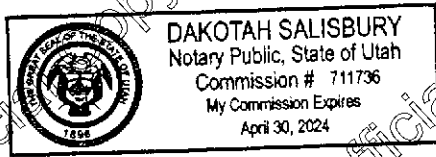
 , President  
By: Judd Palmer, President

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 26<sup>th</sup> day of May, 2021, personally appeared before me, Judd Palmer, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of Melon Development, Inc., and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.



*[Handwritten Signature]*

Notary Public

**EXHIBIT "A"****Legal Description****RED WATERS AT SUNRISE VALLEY SUBDIVISION PHASE 2 POD 1**

Parcel Number: W-4-2-19-1201 (part of)

BEGINNING AT THE NORTHWEST CORNER OF RED WATERS PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 88°50'31" EAST ALONG THE SECTION LINE 472.89 FEET AND SOUTH 745.99 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RED WATERS PHASE 1 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 08°59'03" EAST 68.27 FEET, 2) SOUTH 08°08'03" EAST 69.72 FEET, 3) SOUTH 04°39'55" EAST 20.95 FEET, 4) WESTERLY ALONG A 325.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°48'04" WEST A DISTANCE OF 33.61 FEET), CENTER POINT LIES SOUTH 08°14'07" EAST THROUGH A CENTRAL ANGLE OF 05°55'37", A DISTANCE OF 33.62 FEET, 5) SOUTH 11°00'16" EAST 76.73 FEET, 6) SOUTH 10°27'35" EAST 65.77 FEET, 7) SOUTH 20°21'43" EAST 79.88 FEET, 8) SOUTH 34°25'56" EAST 76.23 FEET, 9) SOUTH 46°01'59" EAST 13.10 FEET, 10) SOUTH 46°43'02" EAST 325.00 FEET, 11) SOUTH 51°32'56" EAST 50.23 FEET, AND 12) SOUTH 45°34'43" EAST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 309.49 FEET; THENCE NORTH 46°01'59" WEST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 30.51 FEET; THENCE NORTH 46°01'59" WEST 370.00 FEET; THENCE SOUTH 43°58'01" WEST 17.35 FEET; THENCE NORTH 46°01'59" WEST 140.00 FEET; THENCE NORTH 43°58'01" EAST 36.48 FEET; THENCE NORTH 46°08'41" WEST 95.00 FEET; THENCE NORTH 01°33'27" EAST 18.11 FEET; THENCE NORTH 28°06'21" WEST 176.00 FEET; THENCE NORTH 75°15'14" WEST 57.22 FEET; THENCE NORTH 20°57'46" WEST 177.09 FEET; THENCE NORTH 78°16'31" EAST 291.21 FEET; THENCE NORTH 11°15'33" WEST 44.64 FEET; THENCE NORTH 73°44'16" EAST 222.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 378,665 SQUARE FEET OR 8.69 ACRES.

Now known as Red Waters at Sunrise Valley Phase 2 Pod 1 Subdivision, being Lots W-REDV-2-37 through W-REDV-2-76, inclusive.