

Assignment Page 1 of 4

Gary Christensen Washington County Recorder  
04/27/2021 08:13:31 AM Fee \$80.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO:

Red Waters 2, LLC  
Attn: James Lenzi Sullivan  
1363 East 170 South  
Suite 301  
Saint George, Utah 84790

**ASSIGNMENT OF DECLARANT'S RIGHTS**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, MELON DEVELOPMENT, INC., A UTAH CORPORATION, hereby assigns without representation or warranty all rights as Declarant under the Declaration referenced below to RED WATERS 2, LLC, A UTAH LIMITED LIABILITY COMPANY, pursuant to Section 14.11 of the Declaration of Covenants, Conditions and Restrictions of Riverbend at Sunrise Valley, which was recorded APRIL 9, 2021, as Doc No. 20210025600 in the records of the Iron County Recorder (the "Declaration"), and any amendments and annexations thereto.

The Declaration and any amendments or annexations thereto were recorded as to real property located in Washington County, Utah, more particularly described as:

***See Exhibit "A" that is attached hereto and incorporated herein by this reference.***

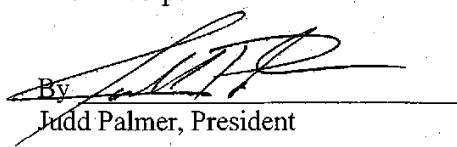
The Declaration may potentially embrace, through expansion, the expansion property referenced in the Declaration and more particularly described as:

**All property located in the general vicinity of the property previously described herein, which is contiguous to or across any public street from any phase of the development**

The parties hereto may execute this Agreement in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The original signature and notary page of each counterpart may be detached from such counterpart and attached to a single document which shall for all purposes be treated as an original.

DATED this 22 day of April, 2021

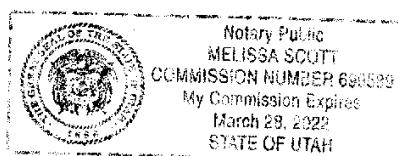
MELON DEVELOPMENT, INC.  
A Utah corporation

By   
Judd Palmer, President

STATE OF UTAH )  
COUNTY OF Washington ) ss.  
                          )

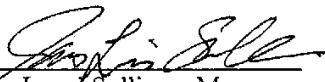
On this 22 day of April, 2021 before me personally appeared **Judd Palmer**, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the **President** of **Melon Development, Inc.**, a Utah corporation, and that the foregoing document was signed by him on behalf of that corporation by authority of its governing documents or of a resolution of its shareholders and directors, and he acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.

NOTARY PUBLIC



The foregoing Assignment of Declarant's Rights is accepted by:

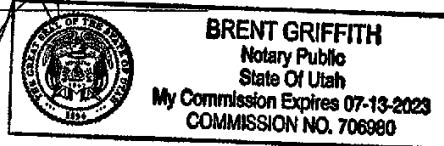
RED WATERS 2, LLC  
A Utah limited liability company

By   
James Lenzi Sullivan, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Washington )

On this 26<sup>th</sup> day of April, 2021, before me personally appeared **James Lenzi Sullivan** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Manager of **Red Waters 2, LLC**, a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

  
NOTARY PUBLIC



Eagle Gate Title Insurance Agency, Inc  
File STG-92037-LH

**Exhibit "A": Legal Description**

LOTS 1, 2, 3, 4, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 60, 61, 62, 63, 64, 65 & 66, RIVERBEND AT SUNRISE VALLEY PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

**APN(S): W-RASV-1-1, W-RASV-1-2, W-RASV-1-3, W-RASV-1-4, W-RASV-1-36, W-RASV-1-37, W-RASV-1-38, W-RASV-1-39, W-RASV-1-40, W-RASV-1-41, W-RASV-1-42, W-RASV-1-43, W-RASV-1-44, W-RASV-1-45, W-RASV-1-46, W-RASV-1-47, W-RASV-1-48, W-RASV-1-49, W-RASV-1-50, W-RASV-1-51, W-RASV-1-52, W-RASV-1-53, W-RASV-1-54, W-RASV-1-60, W-RASV-1-61, W-RASV-1-62, W-RASV-1-63, W-RASV-1-64, W-RASV-1-65, W-RASV-1-66**