

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
04/07/2022 03:38:26 PM Fee \$98.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Red Waters 2, LLC, a Utah Limited Liability Company  
1363 E. 170 S  
STE 301  
St. George, UT 84790

File Number: STG-94413-LH

## Warranty Deed

**MELON DEVELOPMENT, INC., A UTAH CORPORATION,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Red Waters 2, LLC, a Utah Limited Liability Company,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

94413

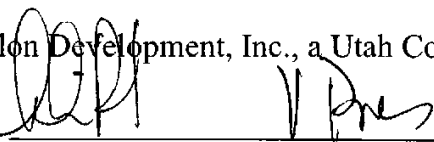
**LOTS 28, 29, 30, 31, 32, 33, 34, 35, 67, 68, 69, 70, 71, 72, 73, 78,  
79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 94, 95, 96, 97, 98, 99,  
100, 101, 102, 103 & 105, RIVERBEND AT SUNRISE VALLEY  
PHASE 2, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, ON FILE IN THE OFFICE OF THE RECORDER  
OF WASHINGTON COUNTY, STATE OF UTAH.**

**APN: W-RASV-2-28, 29, 30, 31, 32, 33, 34, 35, 67, 68, 69, 70, 71,  
72, 73, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 94, 95, 96,  
97, 98, 99, 100, 101, 102, 103 & 105**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS, the hand of said grantor, this 7 day of April, 2022

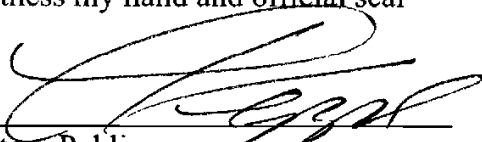
Melon Development, Inc., a Utah Corporation

By:   
Michon. Palmer, Vice President

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 7 day of April, 2022, before me Leslie Hepler, a notary public, personally appeared Michon Palmer, Vice President of Melon Development, Inc., a Utah Corporation, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public

