

CCR Annexation Page 1 of 4  
Gary Christensen Washington County Recorder  
08/19/2022 10:18:54 AM Fee \$40.00 By INFINITY  
TITLE

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC  
2040 E. Murray-Holladay Rd., #106  
Salt Lake City, UT 84117

**DECLARATION OF ANNEXATION  
TO  
MOJAVE MESA HOMEOWNERS ASSOCIATION**

THIS DECLARATION OF ANNEXATION to Mojave Mesa Homeowners Association is made on the date evidenced below by ANA Enterprises LLC ("Declarant").

**RECITALS**

- A. WHEREAS this Declaration of Annexation is prepared pursuant to the Declaration of Covenant and Restrictions for Mojave Mesa Homeowners Association a Planned Unit Development ("Declaration") which was recorded November 13, 2020 as Entry No. 20200065086, records of the Washington County Recorder, State of Utah (as may be amended from time to time);
- B. WHEREAS, pursuant to Article XII, Section 7.7 of the Declaration, Declarant is permitted to expand the Mojave Mesa Homeowners Association PUD to include additional lots as set forth and described in the Declaration which shall consist of townhome style multi-family private dwellings;
- C. WHEREAS ANA Enterprises LLC , Custom Contracting Corp. and David Griffith & Trina Williams TRS are the fee simple owner of record of that certain real property located in Washington County, Utah, described with particularity on **Exhibit A** attached hereto and incorporated herein by this reference ("Mojave Mesa Phase 1D Lots 55 -62").
- D. WHEREAS Declarant desires to annex the property described in Exhibit A as a part of Mojave Mesa Homeowners Association PUD.
- E. WHEREAS it is Declarant's intention and Custom Contracting Corp. agrees that the property shall be subject to the Declaration referred to above and any amendments thereto;

**NOW THEREFORE**, Declarant hereby declares as follows:

1. The real property described in **Exhibit A** which property is situated in Washington County, Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed into the Community, as "Community" is defined in the Declaration, and is to be held, transferred, sold, conveyed, and occupied as a part of the Community.

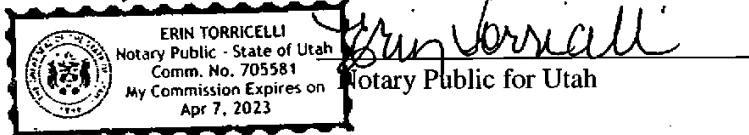
2. Except as amended by the provisions of this Declaration of Annexation, the Declaration shall remain unchanged and, together with this Declaration of Annexation, shall constitute the Declaration of Covenants, Conditions and Restrictions for the Community as further expanded by the annexation of the property described herein.

**IN WITNESS WHEREOF**, Declarant ANA Enterprises LLC and Custom Contracting Corp. has executed this instrument on this 17 day of August, 2022.

ANA Enterprises LLC  
 By: Kolby Anderson  
 Its: Manager

STATE OF UTAH )  
 )  
 County of Washington )  
 )

The foregoing Declaration of Annexation was acknowledged before me on this 18<sup>th</sup> day of August, 2021, by Kolby Anderson, Manager of ANA Enterprises LLC

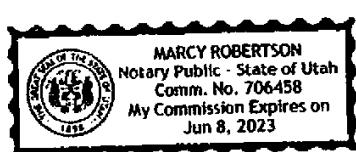


Custom Contracting Corp.

Derek Hafen  
 By: Derek Hafen  
 Its: President

STATE OF UTAH )  
 )  
 County of Washington )  
 )

The foregoing Declaration of Annexation was acknowledged before me on this 18 day of August, 2021 by Derek Hafen, President of Custom Contracting Corp.



Marcy Robertson  
 Notary Public for Utah

In witness whereof, I/we have hereunto set my/our hand(s) this 19 day of August, 2022

THE DAVID GARY GRIFFITH AND TRINA WILLIAMS GRIFFITH LIVING TRUST dated November 2, 2002



DAVID G. GRIFFITH, Trustee



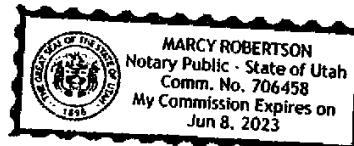
TRINA WILLIAMS GRIFFITH, Trustee

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 19 day of August, 2022, before me Marcy Robertson, a notary public, personally appeared DAVID G. GRIFFITH and TRINA WILLIAMS GRIFFITH, Trustees of THE DAVID GARY GRIFFITH AND TRINA WILLIAMS GRIFFITH LIVING TRUST dated November 2, 2002, 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.

Notary Public

Witness my hand and official seal



**EXHIBIT A****Legal Description**

Lots 55-62, Mojave Mesa Phase 1D, according to the official plat thereof recorded with the office of the Washington County Recorder, State of Utah.

Parcel Number	Legal Description	Owner
I-MOM-1-D-55	Mojave Mesa 1-D(1) Lot 55	Custom Contracting
I-MOM-1-D-56	Mojave Mesa 1-D(1) Lot 56	Custom Contracting
I-MOM-1-D-57	Mojave Mesa 1-D(1) Lot 57	Custom Contracting
I-MOM-1-D-58	Mojave Mesa 1-D(1) Lot 58	Custom Contracting
I-MOM-1-D-59	Mojave Mesa 1-D(1) Lot 59	Custom Contracting
I-MOM-1-D-60	Mojave Mesa 1-D(1) Lot 60	Custom Contracting
I-MOM-1-D-61	Mojave Mesa 1-D(1) Lot 61	Custom Contracting
I-MOM-1-D-62	Mojave Mesa 1-D(1) Lot 62	Griffith David G & Trina Williams Trs