

Special Warranty Deed Page 1 of 2  
 Gary Christensen Washington County Recorder  
 09/26/2024 11:12:16 AM Fee \$40.00 By  
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
 Paraiso 2800, LLC, a Utah limited liability company  
 1363 East 170 South, Suite 301  
 St. George, UT 84790



Order No. 232465 - BLS  
 Tax I.D. No. H-3-1-31-1112 and H-3-1-31-1111

Space Above This Line for Recorder's Use

## SPECIAL WARRANTY DEED

Middon LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Paraiso 2800, LLC, a Utah limited liability company, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

### See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

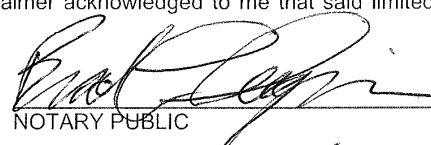
WITNESS the hand(s) of said grantor(s), this 26<sup>th</sup> day of September, 2024.

Middon LLC, a Utah Limited Liability Company

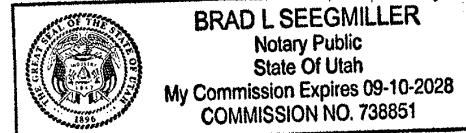
By: \_\_\_\_\_  
 Michon Palmer, Manager

STATE OF Utah )  
 :ss.  
 COUNTY OF Washington )

On the 26<sup>th</sup> day of September, 2024, personally appeared before me, Michon Palmer, who being by me duly sworn, did say that he/she is the Manager of Middon LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Michon Palmer acknowledged to me that said limited liability company executed the same.

  
 NOTARY PUBLIC

My Commission Expires: 9/10/2028



Attachment to that certain Special Warranty Deed executed by Middon LLC, a Utah Limited Liability Company grantor(s), to Paraiso 2800, LLC, a Utah limited liability company grantee(s).

Order No. 232465  
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**EXHIBIT "A"**

Beginning at a point that lies South 00°52'43" West along the Section Line 1,820.38 feet; thence West 790.13 feet; from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 88°58'50" West 75.00 feet; thence South 01°01'10" West 104.55 feet; thence South 71°06'10" West 95.43 feet; thence southerly along a 174.00 foot radius non-tangent curve to the left, (center point lies North 76°52'30" East) through a central angle of 11°54'27", a distance of 36.16 feet; thence South 25°01'57" East 254.38 feet; thence southeasterly along a 224.00 foot radius curve to the left, (center point lies North 64°58'03" East) through a central angle of 37°51'52", a distance of 148.03 feet; thence South 27°06'11" West 52.00 feet; thence westerly along a 15.00 foot radius non-tangent curve to the left, (center point lies South 27°06'11" West) through a central angle of 82°35'45", a distance of 21.62 feet; thence North 55°29'35" West 45.00 feet; thence northerly along a 15.00 foot radius non-tangent curve to the left, (center point lies North 55°29'35" West) through a central angle of 82°35'45", a distance of 21.62 feet; thence northwesterly along a 276.00 foot radius reverse curve to the right, (center point lies North 41°54'40" East) through a central angle of 23°03'23", a distance of 111.07 feet; thence North 25°01'57" West 158.26 feet; thence South 64°59'31" West 72.50 feet; thence North 25°00'29" West 100.00 feet; thence South 64°59'31" West 29.39 feet; thence North 25°00'29" West 45.00 feet; thence North 01°01'10" East 139.39 feet; thence North 88°58'50" West 135.00 feet; thence North 01°01'10" East 198.68 feet; thence South 88°58'50" East 5.00 feet; thence North 01°01'10" East 97.84 feet; thence South 88°25'14" East 432.02 feet; thence South 01°01'10" West 97.12 feet; thence South 88°58'50" East 10.01 feet; thence South 01°01'21" West 140.00 feet, to the point of beginning.

Proposed "PARAISO PHASE 3" (Labeled for reference purposes only)

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Initials JW