

Special Warranty Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 01/24/2025 01:38:05 PM 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. 232766
 Tax I.D. No. 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:

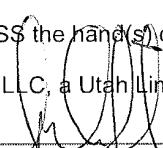
See Attached Exhibit "A"

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 this 23rd day of January, 2025.

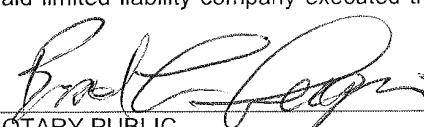
Middon LLC, a Utah Limited Liability Company

By:

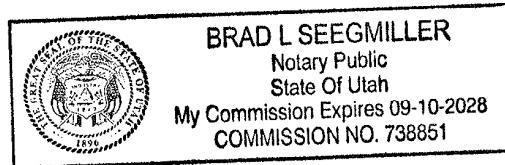

 Michon Palmer, Manager

STATE OF Utah)
 COUNTY OF Washington)
 :ss.

On the this 23rd day of January, 2025, 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).

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EXHIBIT "A"

Beginning at a point that lies North 88°56'23" West 613.54 feet and South 2,169.93 feet; from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 89°06'47" East 190.00 feet; thence South 00°53'13" West 20.00 feet; thence South 89°06'47" East 95.00 feet; thence South 00°53'13" West 80.00 feet; thence South 89°06'47" East 260.05 feet; to a point on the West Right-of-Way Line of 2800 West Street; thence South 00°52'43" West along said West Line 227.37 feet; thence North 89°06'47" West 355.08 feet; thence South 00°53'13" West 9.63 feet; thence North 89°06'47" West 295.00 feet; thence North 73°52'24" West 82.19 feet; thence North 16°07'36" East 98.96 feet; thence northwesterly along a 276.00 foot radius non-tangent curve to the right, (center point lies North 23°57'54" East) through a central angle of 03°08'16", a distance of 15.12 feet; to the east line of Paraiso Subdivision Phase 3 as on file with the Washington County Recorder's office; thence North 27°06'11" East along said East Line 52.00 feet; thence easterly along a 224.00 foot radius non-tangent curve to the left, (center point lies North 27°06'11" East) through a central angle of 15°11'27", a distance of 59.39 feet; thence North 27°27'08" East 207.80 feet to the point of beginning.

"Paraiso phase 4 Boundary description" (Labeled for reference purposes only)

Initials JH /