

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
02/20/2025 12:07:24 PM Fee \$40.00 By
SUTHERLAND TITLE COMPANY

Mail Tax Notices To and After Recording Return To:

GRANTEE
362 West 670 North Circle
St. George, UT 84770

SPECIAL WARRANTY DEED

A.W. HARDY FAMILY INVESTMENTS LTD, DRP MANAGEMENT, INC., and MJS REAL PROPERTIES, LLC,, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to SOUTHERN MOON CONTRACTORS, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

Lot 8, FALCON RIDGE - PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Tax Parcel No.: H-FAL-4-8

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

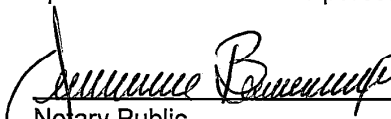
WITNESS, the hand of said owner this 12th day of February, 2025.

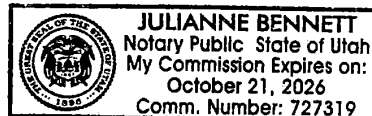
A.W. HARDY FAMILY INVESTMENTS LTD


STEVEN L. HARDY, Trustee of the RUTH B. HARDY FAMILY TRUST, dated July 21, 2005,
General Partner

State of Utah
County of Salt Lake

On this 12th day of February, 2025, before me, the undersigned Notary Public, personally appeared STEVEN L. HARDY, Trustee of the RUTH B. HARDY FAMILY TRUST, dated July 21, 2005, General Partner of A.W. HARDY FAMILY INVESTMENTS LTD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: October 21, 2026



WITNESS, the hand of said grantor this 19th day of February, 2025.

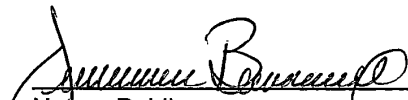
DRP MANAGEMENT, INC.



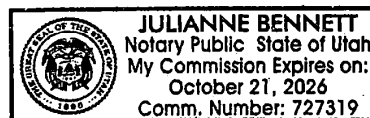
MILLIE PARKER OLSON
Vice President

State of Utah
County of Salt Lake

On this 19th day of February, 2025, personally appeared before me, the undersigned Notary Public, personally appeared MILLIE PARKER OLSON who is the Vice President of DRP MANAGEMENT, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.




Notary Public
My commission expires: October 21, 2026



WITNESS, the hand of said owner this 13th day of February, ²⁰²⁵~~2024~~.

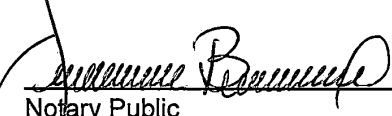
MJS REAL PROPERTIES, LLC



JOHN C. STRASSER
Manager/Member

State of Utah
County of Salt Lake

On this 13th day of February, ²⁰²⁵~~2024~~, personally appeared before me, the undersigned Notary Public, personally appeared JOHN C. STRASSER who is the Manager/Member of MJS REAL PROPERTIES, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: October 21, 2026

