

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 12<sup>th</sup> day of February, 2025.

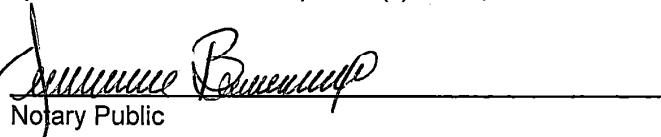
A.W. HARDY FAMILY INVESTMENTS LTD



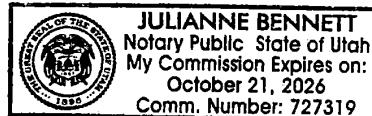
STEVEN L. HARDY, Trustee of the RUTH B. HARDY FAMILY TRUST, dated July 21, 2005,  
General Partner

State of Utah  
County of Salt Lake

On this 12<sup>th</sup> 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.

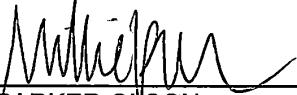
  
\_\_\_\_\_  
Notary Public

My commission expires: October 21, 2026



WITNESS, the hand of said grantor this 19<sup>th</sup> day of February, 2025.

DRP MANAGEMENT, INC.



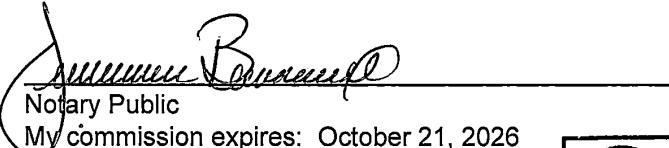
\_\_\_\_\_  
MILLIE PARKER OLSON

Vice President

State of Utah

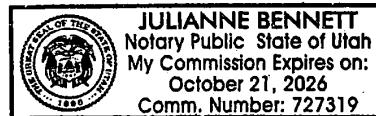
County of Salt Lake

On this 19<sup>th</sup> 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.



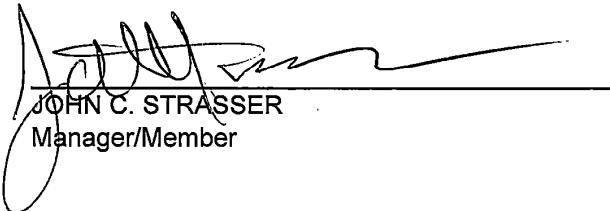
\_\_\_\_\_  
Notary Public

My commission expires: October 21, 2026



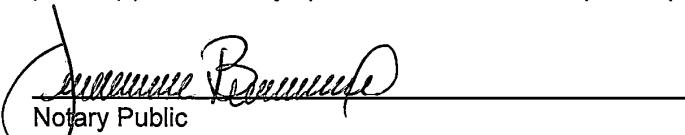
WITNESS, the hand of said owner this 13<sup>th</sup> day of February, <sup>2025</sup>  
2024.

MJS REAL PROPERTIES, LLC

  
JOHN C. STRASSER  
Manager/Member

State of Utah  
County of Salt Lake

On this 13<sup>th</sup> day of February, <sup>2025</sup>  
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

