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10/22/2015 3:57:00 PM \$78.00
Book - 10372 Pg - 6689-6693
Gary W. Ott
Recorder, Salt Lake County, UT
BARTLETT TITLE INS AGCY
BY: eCASH, DEPUTY - EF 5 P.

AFTER RECORDING RETURN TO:

Fieldstone RH, LLC
12896 S. Pony Express Road, Suite 400
Draper, Utah 840201

(Space Above Line for Recorder's Use Only)

**ASSIGNMENT OF DECLARANT'S STATUS AND RIGHTS FOR
COTTAGES AT WESTERN SPRINGS**

THIS ASSIGNMENT OF DECLARANT'S STATUS AND RIGHTS FOR COTTAGES AT WESTERN SPRINGS (this "Assignment"), is made as of this ___ day of October, 2015, by BRIGHTON DEVELOPMENT UTAH, LLC, a Delaware limited liability company ("Assignor"), and FIELDSTONE RH, LLC, a Utah limited liability company ("Assignee") (collectively, Assignor and Assignee are the "Parties" to this Assignment).

RECITALS

- A. The Declaration of Covenants, Conditions, Restrictions and Easements for The Cottages at Western Springs (the "Declaration") was recorded in the official real estate records of Salt Lake County on Oct. 21st, 2015 as Entry Number 12155494 in Book Number 10372 beginning at Page Number 2971-3003; and
- B. Assignor is identified as the "Declarant" under the terms of the Declaration.
- C. Assignor desires to assign all status and rights of Declarant for the Cottages at Western Springs, as set forth in the Declaration, to Assignee.
- D. Assignee has acquired or will acquire title to certain real property in the City of Riverton, in Salt Lake County, Utah, identified in Exhibit "A" of the Declaration, for the purpose of development and sale.
- E. Assignee desires to become the Declarant, and accepts the status and rights of Declarant as set forth in the Declaration by means of this Assignment.
- F. Pursuant to the Section 10.4 of the Declaration, the Assignor can assign its status and rights as the Declarant under the Declaration.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and in consideration of the foregoing and the provisions herein contained, the Parties hereby declares as follows:

1. Assignor hereby assigns, transfers, and conveys to Assignee all of the status and rights as Declarant under the Declaration.
2. Assignee hereby assumes all of the rights, status and obligations of the Declarant under the Declaration.
3. Assignor warrants and represents that it has all necessary right, power and authority to execute this Assignment and to become bound thereby and that it has not previously, in any way, transferred, assigned, conveyed, or contracted to assign, transfer, or convey the rights and benefits of Declarant under the Declaration.
4. Except as expressly modified herein, the Declaration, and any prior recorded amendment to the Declaration, shall remain in full force and effect.

IN WITNESS WHEREOF, Assignor and Assignee have each executed this Assignment the day and year first written above.

Assignor:

Brighton Development Utah, LLC

By: 

Name: Nathan Pugsley

Its: Manager

Assignee:

Fieldstone RH, LLC

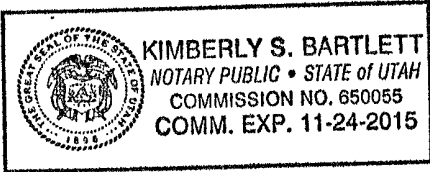
By: 


Name: Alan Arthur

Its: Authorized Person

STATE OF UTAH)
) ss
County of Davis)

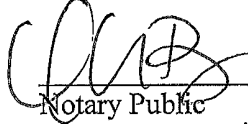
On the 22 day of October 2015, personally appeared before me Nathan Pugsley who being by me duly sworn did say that he, Nathan Pugsley is Manager of said Brighton Development Utah, LLC, that executed the within instrument.




Notary Public
Residing at: Utah County, Utah
My Commission Expires: 11/24/15

STATE OF UTAH)
) ss
County of Salt Lake)

On the 22 day of October 2015, personally appeared before me Alan Arthur who being by me duly sworn did say that he, Alan Arthur is authorized person of said Fieldstone RH, LLC, that executed the within instrument.


Notary Public
Residing at: Utah County, Utah
My Commission Expires: 11/24/15

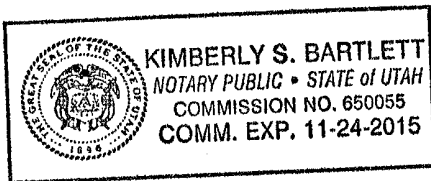


Exhibit "A"

The land referred to is located in Salt Lake County, State of Utah, and is described as follows:

PARCEL No. 1:

Lots 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, and 125, Phase 1, COTTAGES AT WESTERN SPRINGS, Riverton, Salt Lake County, Utah, according to the official plat thereof on file in the office of the Salt Lake County Recorder's office.

PARCEL No. 2:

Proposed Lots 201 through 235, COTTAGES AT WESTERN SPRINGS, Riverton, Salt Lake County, Utah, more or less described as follows to wit:

A portion of the NE1/4 of Section 31, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at a point located S89°31'48"E along the 1/4 Section line 131.27 feet from the Center 1/4 Corner of Section 31, T3S, R1W, S.L.B. & M.; thence N0°28'03"E 98.83 feet; thence N2°04'36"W 54.07 feet; thence N0°45'24"E 100.13 feet; thence N89°12'35"W 12.27 feet; thence N0°00'49"W 254.18 feet; thence N23°45'23"E 40.00 feet; thence N66°14'37"W 2.84 feet; thence N36°06'30"E 159.38 feet; thence Southeasterly along the arc of a 73.00 radius non-tangent curve (radius bears: N36°06'30"E) 15.74 feet through a central angle of 12°21'07" (chord: S60°04'04"E 15.71 feet); thence S66°14'37"E 89.50 feet; thence along the arc of a 73.00 foot radius curve to the left 32.75 feet through a central angle of 25°42'12" (chord: S79°05'43"E 32.47 feet) to a point of compound curvature; thence along the arc of a 15.00 foot radius curve to the left 24.43 feet through a central angle of 93°20'05" (chord: N41°23'09"E 21.82 feet) to a point of compound curvature; thence along the arc of a 73.00 foot radius curve to the left 13.04 feet through a central angle of 10°13'55" (chord: N10°23'51"W 13.02 feet); thence N15°30'49"W 212.03 feet; thence along the arc of a 277.00 foot radius curve to the right 335.23 feet through a central angle of 69°20'25" (chord: N19°09'23"E 315.14 feet); thence N37°09'17"W 270.33 feet; thence N50°43'16"W 85.30 feet; thence; thence N37°09'17"W 184.63 feet; thence S89°50'30"E 200.69 feet; thence N89°18'00"E along a fence line 80.00 feet; thence N89°58'00"E along a fence line 391.00 feet to a fence corner on the westerly line of the Provo Reservoir Canal; thence along an existing fence line the following 7 (seven) courses and distances: S0°42'30"W 254.00 feet; thence S2°06'30"W 152.50 feet; thence S50°52'00"W 121.50 feet; thence S70°09'00"W 151.50 feet; thence S23°53'00"E 13.50 feet; thence along the arc of a 100.00 foot radius non-tangent curve (radius bears: S37°49'47"E) 108.85 feet through a central angle of 62°22'01" (chord: S20°59'13"W 103.56 feet); thence S11°49'00"E 281.07 feet; thence S2°59'11"W 494.69 feet along the extension of, and along the easterly

line of that Real Property described in Deed Book 10168 Page 8064 of the Official Records of Salt Lake County; thence S0°40'49"E along said deed 162.62 feet to the south line of the NE1/4 of said Section 31; thence N89°31'48"W along the ¼ Section line 368.97 feet to the point of beginning.

Together with the non-exclusive rights granted by that certain Roadway Easement, recorded March 26, 2015, as Entry No. 12017949, in Book 10308 at Page 5623; also the non-exclusive rights granted by that certain Public Recreation Easement recorded March 26, 2015 as Entry No. 12017950, in Book 10308 at Page 5629 of official records.