

After Recording Return To:  
Kirton McConkie  
Att: Bryce K. Dalton  
50 E. South Temple  
Salt Lake City, UT 84111

12792745  
6/15/2018 4:39:00 PM \$25.00  
Book - 10684 Pg - 8761-8766  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 6 P.

CTIA - 91885 - ZP

21-08-101-029

*(Space above for recorders use only)*

### **ASSIGNMENT OF RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

This Assignment of Rights Under Declaration of Covenants, Conditions, Restrictions and Easements ("Assignment") is made as of this 6th day of June, 2018, by Ming Yang Lee, a/k/a Jack Lee ("Assignor") to and for the benefit of Richard N. Reese Family Limited Liability Company, L.L.C. ("Assignee").

WHEREAS, On or about March 6, 2017, Assignor as "Declarant" made that certain Declaration of Covenants, Restrictions and Easements ("Declaration") respecting certain real property located in Taylorsville, Salt Lake County, Utah, as more particularly described on Exhibit A attached hereto (the "Property"); and

WHEREAS, on March 6, 2017, the Declaration was recorded as Entry No. 12489069, in Book 10535, beginning at Page 4772, in the official records of Salt Lake County, and

WHEREAS, Assignor has agreed to assign his rights under the Declaration to the Assignee.

NOW, THEREFORE, for value received, Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, duties, responsibilities and liabilities as Declarant under the Declaration.

Ming Yang Lee, a/k/a Jack Lee

  
Name:

State of \_\_\_\_\_) :ss  
County of \_\_\_\_\_)

On the \_\_\_\_\_ day of June, 2018, personally appeared before me MING YANG LEE, a/k/a JACK LEE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

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Notary Public

*See Attached*

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 6/6/2018 before me, Sydney Roberts Zapiel, Notary Public  
(Here insert name and title of the officer)

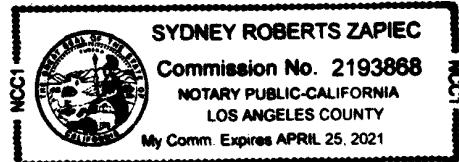
personally appeared Ming Yang Lee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sydney Roberts Zapiel  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Assignment of Rights  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer

(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

## EXHIBIT A

### **LEGAL DESCRIPTION OF THE PROPERTY**

#### **Parcel 1**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 214.40 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence South 0°01'48" East 182.00 feet; thence North 89°58'12" West 191.84 feet to the Easterly Line of 4000 West Street; thence Northeasterly along the arc of a 1472.69 foot radius curve to the left a distance of 182.89 feet (Center bears North 81°11'50" West, Central Angle equals 7°06'56" and Long Chord bears North 5°14'42" East 182.77 feet) along said Easterly Line of 4000 West Street to the South Line of 4700 South Street; thence North 89°58'12" East 175.04 feet along said South Line of 4700 South Street to the point of beginning.

**Contains 33,040 sq. ft.**

**or 0.759 acre**

#### **Parcel 2**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 214.40 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence North 89°58'12" East 241.00 feet along said South Line; thence South 0°01'48" East 55.38 feet; thence South 16°15'21" West 32.53 feet; thence South 38°08'46" West 88.72 feet; thence South 3°34'12" West 27.03 feet; thence North 86°25'48" West 21.11 feet; thence South 89°58'12" West 154.28 feet; thence North 0°01'48" West 182.00 feet to the South Line of 4700 South Street and the point of beginning.

**Contains 39,524 sq. ft.**

**or 0.907 acre**

#### **Parcel 3**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 604.23 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence South 0°01'48" East 139.00 feet; thence North 89°58'12" East 19.50 feet;

thence South  $0^{\circ}01'48''$  East 55.74 feet; thence South  $89^{\circ}58'12''$  West 52.54 feet; thence North  $86^{\circ}25'48''$  West 181.81 feet; thence North  $3^{\circ}34'12''$  East 27.03 feet; thence North  $38^{\circ}08'46''$  East 88.72 feet; thence North  $16^{\circ}15'21''$  East 32.53 feet; thence North  $0^{\circ}01'48''$  West 55.38 feet to the South Line of 4700 South Street; thence North  $89^{\circ}58'12''$  East 148.83 feet along said South Line to the point of beginning.

**Contains 34,224 sq. ft.**

**or 0.786 acre**

**Parcel 4**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 801.02 feet North  $89^{\circ}58'12''$  East along the Section Line, and 60.74 feet South  $0^{\circ}04'02''$  West from the Northwest Corner of said Section 8; and running thence South  $0^{\circ}04'02''$  West 187.00 feet; thence South  $89^{\circ}58'12''$  West 176.87 feet; thence North  $0^{\circ}01'48''$  West 55.74 feet; thence South  $89^{\circ}58'12''$  West 19.50 feet; thence North  $0^{\circ}01'48''$  West 139.00 feet to the South Line of 4700 South Street; and running thence along said South Line the following two courses: North  $89^{\circ}58'12''$  East 62.79 feet; and South  $86^{\circ}43'17''$  East 134.12 feet to the point of beginning.

**Contains 36,668 sq. ft.**

**or 0.842 acre**

**Parcel 5**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point located 801.02 feet North  $89^{\circ}58'12''$  East along the Section Line, and 247.74 feet South  $0^{\circ}04'02''$  West from the Northwest Corner of said Section 8; and running thence South  $0^{\circ}04'02''$  West 300.77 feet; thence North  $89^{\circ}53'09''$  West 123.59 feet; thence South  $0^{\circ}01'48''$  East 421.80 feet to a point on the North Line of the Salt Lake and Utah Canal; thence North  $47^{\circ}10'07''$  West 130.21 feet along said North Line; thence South  $0^{\circ}10'20''$  East 65.93 feet to a point on the Southerly Line of the Salt Lake and Utah Canal and also the Northerly Line of the Southridge Subdivision Phase 3; thence North  $47^{\circ}50'38''$  West 260.71 feet along said Northerly Line to the Northeast Corner of Lot 55 of the Southridge Subdivision Phase 5; thence North  $42^{\circ}45'38''$  West 406.09 feet along said Northerly Line and said Line extended; thence North  $43^{\circ}45'52''$  East 149.83 feet; thence North  $0^{\circ}01'48''$  West 47.87 feet; thence North  $89^{\circ}58'12''$  East 31.22 feet; thence North  $0^{\circ}01'48''$  West 82.96 feet; thence North  $89^{\circ}58'12''$  East 121.27 feet; thence South  $86^{\circ}25'48''$  East 202.91 feet; thence North  $89^{\circ}58'12''$  East 229.41 feet to the point of beginning.

**Contains 306,299 sq. ft.**

**or 7.032 acres**

4836-1783-6099

**—BK 10535 PG 4792—**

**BK 10684 PG 8765**

**Parcel 6**

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point located 112.49 feet North  $89^{\circ}58'12''$  East along the Section Line, and 473.99 feet South  $0^{\circ}01'48''$  East from the Northwest Corner of said Section 8; and running thence North  $42^{\circ}45'38''$  West 11.54 feet; thence North  $49^{\circ}48'20''$  West 139.16 feet to the Easterly Line of 4000 West Street; thence along said Easterly Line the following two courses: North  $9^{\circ}48'00''$  East 117.04 feet; and Northeasterly along the arc of a 1472.69 foot radius curve to the left a distance of 25.67 feet (Center bears North  $80^{\circ}11'55''$  West, Central Angle equals  $0^{\circ}59'55''$  and Long Chord bears North  $9^{\circ}18'07''$  East 25.67 feet); thence North  $89^{\circ}58'12''$  East 224.85 feet; thence South  $0^{\circ}01'48''$  East 82.96 feet; thence South  $89^{\circ}58'12''$  West 31.22 feet; thence South  $0^{\circ}01'48''$  East 47.87 feet; thence South  $43^{\circ}45'52''$  West 149.83 feet to the point of beginning.

Contains 41,608 sq. ft.

or 0.955 acre

4836-1783-6099

—BK 10684 PG 4793—

**BK 10684 PG 8766**