

WHEN RECORDED RETURN TO:
SEB LEGAL, LLC
5200 S. Highland Dr. Suite 303
Holladay, UT 84117

ASSIGNMENT OF DECLARANT'S RIGHTS

This Assignment of Declarant's Rights is made by East Town Village Recreation Amenities, L.C., a Utah limited liability corporation ("Declarant") to Royal Street Development, Inc., a Utah corporation. ("Successor Declarant").

RECITALS

A. East Town Village Recreation Amenities, L.C. is a "Declarant" pursuant to a Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for East Town Village Recreation Amenities recorded on June 21, 2010, as Entry No. 10974341 in the Salt Lake County Recorder's Office ("Declaration");

B. The Declaration is recorded on real property more particularly described in Exhibit "A;"

C. Royal Street Development, Inc., is the purchaser of Additional Land located in East Town Village;

D. As part of the purchase, East Town Village Recreation Amenities, L.C. agreed to assign all declarant rights and its status as Declarant under the Declaration to Royal Street Development, Inc.;

E. Declarant desires to assign all rights reserved to it in the Declaration to Successor Declarant;

NOW, THEREFORE, Declarant for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agrees as follows:

1. Declarant assigns, transfers, and grants to the Successor Declarant any rights or interest Declarant has or hereafter may have as reserved and identified in the Declaration, as amended, supplemented, or replaced from time to time.

2. Declarant hereby warrants and represents, for the benefit of Successor Declarant that Declarant is "Declarant", as defined in the Declaration, having full right and power to assign Declarant's rights as set forth in the Declaration; and there has been no prior assignment of Declarant's rights as set forth in the Declaration to any other person or entity.

3. Successor Declarant hereby accepts the assignment and assumes all of the rights and obligations as defined in the Declaration from the date this Assignment is executed going forward into the future. Successor Declarant does not assume any prior obligations or liabilities of Declarant, including without limitation: home warranties; express or implied warranties; defects in the design or construction of the Common Areas, Lots, Units, or any Improvements constructed thereon; for unpaid monetary obligations; for the completion of the Common Areas; or prior breaches of the Declaration by Declarant.

4. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

5. Successor Declarant, in its sole discretion, may reassign the Declarant's rights.


6. Declarant warrants and represents that the person signing this Assignment is the authorized signer for Declarant and is authorized to sign this Assignment and legally bind Declarant. By signing this Assignment through the person signing this Assignment, Declarant is legally bound to its provisions.

7. Electronic transmission (including email and fax) of a signed copy of this Assignment and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The Assignment may be executed in counterparts. Electronically transmitted copies and counterparts shall be considered the same as originals.

IN WITNESS WHEREOF Declarant and Successor Declarant, intending to be legally bound, have executed this Assignment on the dates expressed below.

SIGNATURES ON FOLLOWING PAGES

DECLARANT:
EAST TOWN VILLAGE RECREATION AMENITIES, L.C.



By: _____

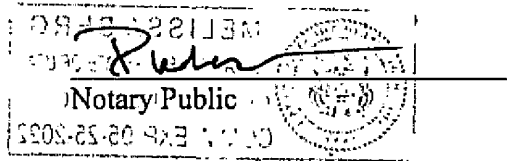
Its: _____


Dated: January 23, 2019

STATE OF UTAH)

County of Salt Lake :SS

On the 23 day of January, 2019, personally appeared David Swiss who, being first duly sworn, did that say that he is the authorized signer for Declarant and that said instrument was signed on behalf of Declarant by authority of its directors; and he acknowledged said instrument to be his voluntary act and deed.


Notary Public


PHILOMENA KEYES
Notary Public - State of Utah
Comm. No. 698200
My Commission Expires on
Dec 14, 2021

SUCCESSOR DECLARANT:
ROYAL STREET DEVELOPMENT, INC.



By: R Scott McQuarrie

Its: _____

Dated: 2/28/ _____, 2016

STATE OF UTAH)

:ss

County of Salt Lake)

On the 28 day of February, 20¹⁶, personally appeared R. Scott McQuarrie who, being first duly sworn, did that say that he is the authorized signer for Successor Declarant and that said instrument was signed on behalf of Successor Declarant by authority of its members; and he acknowledged said instrument to be his voluntary act and deed.



Melissa Berg
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

The Land and Lot or Units referred to in the foregoing notice is located in Salt Lake County, Utah and is more particularly described as follows:

Boundary Description:

BEG S 89°15'05" E 121.06 FT & S 00°21'25" W 614.69 & E
203.84 FT FR W 1/4 COR SEC 31, T2S, R1E, SLM; S 83.03 FT M
OR L; W 154.86 FT; S 00°21'25" W 58 FT; E 157.47 FT M OR L;
S 132.41 FT; E 127.61 FT; SW'LY ALG A 271 FT RADIUS CURVE R

Parcel No: 22313020750000