

14219631 B: 11479 P: 7278 Total Pages: 4  
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Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

RO9, LLC  
42 E. 1100 S., Ste 1B  
American Fork, UT 84003

File No.: 174895-DMP

## ASSIGNMENT OF DECLARANT RIGHTS

In Reference to Tax ID Number(s):

15-14-256-018, 15-14-256-017, 15-14-256-016, 15-14-256-015, 15-14-256-014, 15-14-256-013,  
15-14-256-012, 15-14-256-011, 15-14-256-010, 15-14-256-009, 15-14-256-008, 15-14-256-007,  
15-14-256-006, 15-14-256-005, 15-14-256-004, 15-14-256-003, 15-14-256-002, 15-14-256-036,  
15-14-256-037, 15-14-256-038, 15-14-256-039, 15-14-256-029, 15-14-256-030, 15-14-256-031,  
15-14-256-024, 15-14-256-023, 15-14-256-022, 15-14-256-021, 15-14-256-020, 15-14-256-019,  
15-14-256-028, 15-14-256-027, 15-14-256-026, 15-14-256-025, 15-14-256-032, 15-14-256-033,  
15-14-256-034, 15-14-256-035, 15-14-256-049, 15-14-256-048, 15-14-256-047, 15-14-256-046,  
15-14-256-045, 15-14-256-044, 15-14-256-043, 15-14-256-042, 15-14-256-041, 15-14-256-040,  
15-14-256-054, 15-14-256-053, 15-14-256-052, 15-14-256-051, 15-14-256-050, 15-14-256-055,  
15-14-256-056, 15-14-256-057, 15-14-256-058, 15-14-256-059, 15-14-256-060, 15-14-256-065,  
15-14-256-064, 15-14-256-063, 15-14-256-062, 15-14-256-061, 15-14-256-071, 15-14-256-070,  
15-14-256-069, 15-14-256-068, 15-14-256-067 and 15-14-256-066

174895-DMP

WHEN RECORDED, RETURN TO:

RO9, LLC  
42 E. 1100 S., Suite 1B  
American Fork, Utah 84003

Tax ID: See attached Exhibit A

### ASSIGNMENT OF DECLARANT RIGHTS

This *Assignment of Declarant Rights* (“**Assignment**”) is made effective as of the date set forth below by TAG SLC, LLC, a Utah limited liability company (“**Assignor**”) in favor of RO9, LLC, a Utah limited liability company (“**Assignee**”).

Whereas, Assignor is the “Declarant” as that term is used in that certain *Declaration of Condominium for TAG 900 Subdivision* (“**Condo Declaration**”) which was recorded in the office of the Salt Lake County Recorder on July 7, 2023, as Entry No. 14126386.

Whereas, the Condo Declaration encumbers certain property located in Salt Lake City, Salt Lake County, State of Utah described on Exhibit A hereto (“**Property**”) which is also identified in a condominium plat or survey map titled *TAG 900 Subdivision* (“**Condo Plat**”) which was recorded in the office of the Salt Lake County Recorder on July 7, 2023, as Entry No. 14126385.

Whereas, Assignor desires to transfer to Assignee all rights Assignor as Declarant under the Condo Declaration and all rights of Assignor in or to the Condo Plat.

NOW THEREFORE, for good and valuable consideration acknowledged and received:

1. Assignment. Assignor does hereby assign, transfer, and convey to Assignee all right, title, and interest which Assignor holds as Declarant under the Condo Declaration as of the date of this Assignment. Assignor does hereby assign, transfer, and convey to Assignee all right, title, and interest which Assignor holds in or to the Condo Plat.

2. Warranties. Assignor represents and warrants to Assignee as follows: (a) that Assignor was the owner of the Property when the Condo Declaration was recorded; (b) that Assignor has full power and authority to execute this Assignment; (c) that Assignor has not previously assigned, conveyed, or otherwise transferred any portion of the rights of Declarant under the Condo Declaration; and (d) that Assignor is not in breach of any obligations of Declarant under the Condo Declaration and, to Assignor’s knowledge, there are no claims threatened or made for breaches of the Condo Declaration.


3. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

4. Governing Law. This Assignment, and any claim, controversy or dispute arising under or related to this Assignment or the rights, duties and relationship of the Assignor and Assignee, shall be governed by and construed in accordance with the laws of the State of Utah. In the event of any action enforce or interpret any provision of this Assignment, the prevailing party shall be entitled to an award of reasonable attorney fees.

WHEREFORE, Assignor has executed this Assignment.

**ASSIGNOR**

TAG SLC, LLC, a Utah limited liability company

By: 

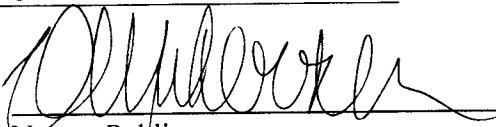
Name: Jordan Atkin

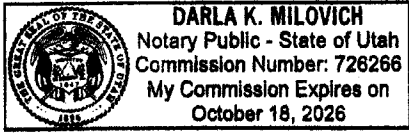
Title: Manager

Date: 3/22/24

STATE OF UTAH                    )  
  ) ss  
COUNTY OF SALT LAKE\_)

The foregoing instrument was acknowledged before me this 22 day of March,  
2024, by Jordan Atkin as Manager of TAG SLC, LLC.

  
Notary Public



**Exhibit A**

**(Legal Description)**

An entire subdivision that lies within the Northeast Quarter of Section 14, Township 1 South, Range 1 West, Salt Lake Base & Meridian; and is described as follows:

Commencing at the street monument found in place at 1700 South and 1000 West, said point being south 4°55'15" East 2,543.09 feet from the North Quarter corner of Section 14; thence South 89°58'31" East 643.77 feet to the street monument found in place at 1700 South and 900 West; thence North 0°00'55" West 282.14 feet along the monument line of 900 West; thence North 90°00'00" West 50.09 feet to the West ROW of 900 West and the point of beginning.

Thence around the Boundary the following (15) courses: South 89°43'13" West 213.24 feet along an existing fence line; North 0°09'29" West 125.84 feet along an existing fence line; South 89°59'19" West 206.53 feet along an existing fence line; North 0°00'41" West 82.97 feet; South 89°59'19" West 139.56 feet along an existing fence line to the East ROW of 1000 West; North 0°11'15" East 22.04 feet along said ROW of 1000 West; North 89°59'19" East 160.02 feet along an existing fence line; North 0°11'26" West 108.41 feet along an existing fence line; North 89°59'28" East 119.58 feet; South 0°00'41" East 14.44 feet; North 89°59'19" East 281.54 feet to the West ROW of 900 West; South 0°19'50" West 48.22 feet along said ROW; South 0°19'39" West 50.12 feet along said ROW; South 0°19'44" West 100.24 feet along said ROW; South 0°19'47" West 63.61 feet along said ROW; South 0°59'42" West 61.65 feet to the point of beginning.

Tax Id No.: 15-14-256-018, 15-14-256-017, 15-14-256-016, 15-14-256-015, 15-14-256-014, 15-14-256-013, 15-14-256-012, 15-14-256-011, 15-14-256-010, 15-14-256-009, 15-14-256-008, 15-14-256-007, 15-14-256-006, 15-14-256-005, 15-14-256-004, 15-14-256-003, 15-14-256-002, 15-14-256-036, 15-14-256-037, 15-14-256-038, 15-14-256-039, 15-14-256-029, 15-14-256-030, 15-14-256-031, 15-14-256-024, 15-14-256-023, 15-14-256-022, 15-14-256-021, 15-14-256-020, 15-14-256-019, 15-14-256-028, 15-14-256-027, 15-14-256-026, 15-14-256-025, 15-14-256-032, 15-14-256-033, 15-14-256-034, 15-14-256-035, 15-14-256-049, 15-14-256-048, 15-14-256-047, 15-14-256-046, 15-14-256-045, 15-14-256-044, 15-14-256-043, 15-14-256-042, 15-14-256-041, 15-14-256-040, 15-14-256-054, 15-14-256-053, 15-14-256-052, 15-14-256-051, 15-14-256-050, 15-14-256-055, 15-14-256-056, 15-14-256-057, 15-14-256-058, 15-14-256-059, 15-14-256-060, 15-14-256-065, 15-14-256-064, 15-14-256-063, 15-14-256-062, 15-14-256-061, 15-14-256-071, 15-14-256-070, 15-14-256-069, 15-14-256-068, 15-14-256-067 and 15-14-256-066