

DOC # 20210039125

CCR Annexation Page 1 of 5
 Gary Christensen Washington County Recorder
 06/03/2021 02:31:11 PM Fee \$ 40.00
 By EAGLE GATE TITLE

AFTER RECORDING, PLEASE RETURN TO:

Visionary Homes
 c/o Reed Scow
 50 East, 2500 North
 North Logan, Utah 84341

**DECLARATION OF ANNEXATION
 FOR
 WARNER GATEWAY – PHASE 4 and 5 SUBDIVISION**

THIS DECLARATION OF ANNEXATION FOR WARNER GATEWAY – PHASE 4 and 5 SUBDIVISION (hereinafter “Declaration of Annexation”) is made by STC HOLDINGS, LLC, a UTAH limited liability company, hereinafter referred to as “Declarant.”

PREAMBLE

A. Declarant is the owner and developer of certain real property located in the city of Washington, Washington County, State of Utah, which is particularly described as follows:

See legal description attached Exhibit “A” and incorporated herein by this reference.

(hereinafter the “Annexed Property”).

B. The Annexed Property is part of the real property described in Exhibit “A” and/or “B” to that First Amended and Reinstated Declaration of Covenants, Conditions, and Restrictions for Warner Gateway, recorded July 12, 2018, as Doc. No. 20180028662, in the Official Records of the Washington County Recorder’s Office, as amended or supplemented (hereinafter referred to as “Declaration”).

C. By annexation into the Community known as WARNER GATEWAY, the Annexed Property is made subject to the Declaration by virtue of Section 2.2 of the Declaration.

D. Pursuant to Section 2.2 of the Declaration, Declarant now desires to add and include the above-described Annexed Property to hereafter become part of the Community known as WARNER GATEWAY as described in Section 2.2 of the Declaration, and thereafter subject to the terms and provisions of the Declaration as provided in Section 2.2 of the Declaration.

THEREFORE, Declarant hereby declares, and submits the Annexed Property to such Declaration, and imposes thereon the provisions of the Declaration, as follows:

1. The undersigned Declarant hereby declares the foregoing recitals to be true and accurate, and incorporate the same herein with this reference.

2. Declarant with the execution of this Declaration of Annexation hereby consents to the annexation of the Annexed Property into the Community known as WARNER GATEWAY.

3. Declarant hereby declares the Annexed Property is added to and made a part of the Community subject to the Declaration. The Annexed Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration of Annexation and the Declaration.

4. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration are hereby imposed as equitable servitudes upon each lot within the Annexed Property, as a servient tenement, for the benefit of each and every other lot or property within WARNER GATEWAY, as the dominant tenements.

5. The covenants, conditions and restrictions of this Declaration of Annexation shall run with, and shall inure to the benefit of and shall be binding upon all of the Annexed Property, and shall be binding upon and inure to the benefit of all parties having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

6. This Declaration of Annexation is recorded pursuant to Section 2.2 of the Declaration, and each of the provisions hereof shall be deemed a part of the Declaration, and they may be enforced as therein provided for the enforcement of any other provisions thereof.

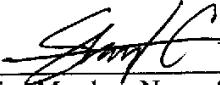
7. The rights and obligations of all Owners of lots in the Annexed Property shall be the same as the rights and obligations of the Owners of lots currently affected by the Declaration, except as may be modified herein.

(remainder of page intentionally left blank; signatures and acknowledgments to follow)

Declarant has executed this Declaration of Annexation on this 27 day of May, 2021, but it shall not be effective until recorded in the office of the Washington County Recorder.

DECLARANT:

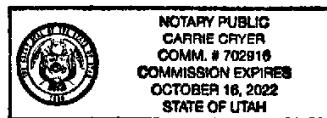
STC Holdings LLC
A Utah Limited Liability Corporation

By: 

Managing Members Name: Shon Colarusso
Senior Officer Title: Managing Member

STATE OF UTAH)
COUNTY OF Salt Lake)
ss.

On the 27 day of May, 2021, personally appeared before me Shon Colarusso, who being duly sworn, did say that he is the Managing Member of the STC, LLC, and the foregoing instrument was signed on behalf of said company by authority of its governing documents, and for the uses and purposes set forth herein above.



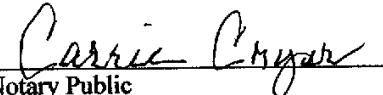

Notary Public

EXHIBIT A
To Declaration of Annexation

LEGAL DESCRIPTION OF THE ANNEXED PROPERTY

Phase 4

BEGINNING AT A POINT N 88°50'54" W 1320.065 FEET ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE WEST 1/16TH CORNER OF SAID SECTION 1, AND N 1°06'02" E 1368.48 FEET ALONG THE WEST 1/16TH LINE OF SAID SECTION 1, AND S 88°06'15" E 231.04 FEET ALONG THE SOUTH 1/16TH LINE OF SAID SECTION 1, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 1, POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, WARNER GATEWAY PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 88°06'15" E 687.30 FEET CONTINUING ALONG SAID SOUTH 1/16TH LINE; THENCE S 1°52'22" W 147.28 FEET; THENCE N 88°07'38" W 13.75 FEET; THENCE S 2°39'54" W 467.33 FEET; THENCE N 87°20'06" W 91.00 FEET; THENCE S 2°39'54" W 50.03 FEET; THENCE N 87°20'06" W 50.00 FEET; THENCE N 88°50'54" W 194.52 FEET, TO A POINT ON THE BOUNDARY OF SAID WARNER GATEWAY PHASE 3 SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES, (1) N 67°39'14" W 159.85 FEET, (2) THENCE N 22°20'46" E 141.00 FEET, (3) THENCE N 67°39'14" W 38.58 FEET, (4) THENCE N 22°20'46" E 101.41 FEET, (5) THENCE N 67°39'14" W 69.02 FEET, (6) THENCE N 22°20'46" E 48.61 FEET, (7) THENCE N 72°10'25" W 137.91 FEET, (8) THENCE N 1°52'22" E 113.72 FEET, (9) N 88°07'38" W 49.54 FEET, (10) THENCE N 1°52'22" E 147.56 FEET, TO THE POINT OF BEGINNING.

CONTAINS 356,027 SQ FT OR 8.17 ACRES MORE OR LESS

Phase 5

BEGINNING AT A POINT N 88°50'54" W 1320.065 FEET ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE WEST 1/16TH CORNER OF SAID SECTION 1, AND N 1°06'02" E 1368.48 FEET ALONG THE WEST 1/16TH LINE OF SAID SECTION 1, AND S 88°06'15" E 918.34 FEET ALONG THE SOUTH 1/16TH LINE OF SAID SECTION 1, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 1, POINT ALSO BEING THE NORTHEAST CORNER OF LOT 29, PROPOSED WARNER GATEWAY PHASE 4 SUBDIVISION, AND RUNNING THENCE S 88°06'15" E 219.28 FEET CONTINUING ALONG SAID SOUTH 1/16TH LINE, TO A POINT ON THE WEST RIGHT OF WAY LINE OF SR-7 SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) S 2°39'54" W 874.51 FEET, TO THE POINT OF A 3800.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 30.13 FEET THROUGH A CENTRAL ANGLE OF 0°27'16", TO THE NORTHEAST CORNER OF LOT 87 OF WARNER GATEWAY PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4)

COURSES, (1) N 86°52"54" W 91.77 FEET, TO A POINT ON A 3701.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 86°52'54" W, (2) THENCE ALONG THE ARC OF SAID CURVE 11.49 FEET THROUGH A CENTRAL ANGLE OF 0°10"40", (3) THENCE N 88°48'45" W 45.07 FEET, (4) THENCE N 88°51'08" W 322.81 FEET, TO THE SOUTHEAST CORNER OF LOT 108 OF PROPOSED WARNER GATEWAY PHASE 3; THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1) N 1°09'06" E 90.99 FEET, (2) THENCE S 88°50'54" E 13.47 FEET, (3) THENCE N 1°09'06" E 141.00 FEET, TO A POINT ON THE SOUTH BOUNDARY OF PROPOSED WARNER GATEWAY PHASE 4; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES, (1) S 88°50'54" E 80.00 FEET, (2) THENCE S 87°20'06" E 50.00 FEET, (3) THENCE N 2°39'54" E 50.03 FEET, (4) S 87°20'06" E 91.00 FEET, (5) N 2°39'54" E 467.33 FEET, (6) THENCE S 88°07'38" E 13.75 FEET, (7) THENCE N 1°52'22" E 147.28 FEET, TO THE POINT OF BEGINNING.

CONTAINS 261,319 SQ FT OR 5.99 ACRES MORE OR LESS