

Assignment Page 1 of 4

Gary Christensen Washington County Recorder
05/06/2025 04:56:32 PM Fee \$428.00 By SNOW
JENSEN & REECE

When recorded mail to:
Lewis P. Reece
912 W. 1600 S. Suite B-200
St. George, UT 84770

ASSIGNMENT OF DECLARANT RIGHTS
& ACCEPTANCE

This Assignment of Declarant Rights and Acceptance is made and entered into by and between Valderra Development, LLC, a Utah limited liability company (hereinafter "Assignor"), and Valderra Land Holdings, LLC, a Utah limited liability company, (hereinafter "Assignee"), and is effective this 6th day of May, 2025. Assignor and Assignee may sometimes be referred to herein as "Party" or "Parties."

RECITALS

A. Assignor is a developer of the following real property located in Washington County, state of Utah, more particularly described as:

See Exhibit A attached and incorporated herein.

(hereinafter the "Subject Property")

B. The Subject Property is subject to the Master Declaration of Covenants, Conditions and Restrictions of The Ledges of St. George, a master planned community, and all amendments thereto and all restatements thereof, (hereinafter "CC&Rs"), which original CC&Rs are recorded with the Recorder of Washington County, state of Utah, as entry no. 20060007014.

C. Assignor is the successor Declarant under the CC&Rs by virtue of that certain Assignment of Declarant's Interest in Declaration, which was recorded with the Recorder of Washington County, state of Utah, as entry no. 20100023601.

D. Pursuant to the CC&Rs, the original Declarant created a master home owner's association for The Ledges of St. George, (hereinafter "LHOA").

E. Assignor desires to assign to Assignee all rights, claims and interest whatsoever Assignor has as the Declarant under the CC&Rs,

ASSIGNMENT & ACCEPTANCE

NOW THEREFORE, Assignor and Assignee, in consideration of the sum of \$100 and other good and valuable consideration the receipt and sufficiency thereof is acknowledged, hereby agree:

1. The recitals set forth above are incorporated and made part of this agreement.

2. Assignor hereby assigns to Assignee all rights, claims and interest whatsoever Assignor has as the Declarant under the CC&Rs that affect or are otherwise associated with the Subject Property.

3. In the event either Party seeks legal assistance to enforce the terms of this agreement, the prevailing Party shall be awarded their reasonable attorney's fees and costs of suit.

4. This agreement shall be governed by and construed under the laws of the state of Utah. This agreement may not be modified except in writing signed by all Parties hereto. Any ambiguities in this agreement shall be construed in favor of effecting the assignment of declarant rights to Assignee. A facsimile of any signature hereto shall be as binding as an original signature. Notwithstanding, the Parties understand and agree that this document will be recorded with the Recorder of Washington County, state of Utah.

5. Assignee hereby accepts the foregoing assignment of declarant rights.

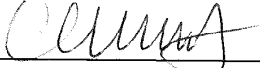
Assignor:

Valderra Development, LLC

By: Valderra Investment Partners, LLC
(Manager)

By: DMS Services, LLC,
(Manager)

/s/



Charlene Huber, Trustee, of the Alan E.
Wright Revocable Trust, uad, January 3,
2018 (Manager of DMS Services, LLC)


Assignee:

Valderra Land Holdings, LLC

By: Valderra Investment Partners, LLC
(Manager)

By: DMS Services, LLC,
(Manager)

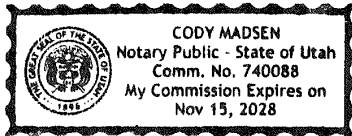
/s/



Charlene Huber, Trustee, of the Alan E.
Wright Revocable Trust, uad, January 3,
2018 (Manager of DMS Services, LLC)

STATE OF UTAH) SS,
COUNTY OF Salt Lake)

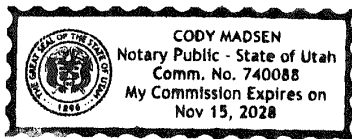
On this 6th day of May, 2025, personally appeared before me Charlene Huber, Trustee of the Alan E. Wright Revocable Trust, uad, January 3, 2018, who duly acknowledged before me that she is the manager of DMS Services, LLC, which is the manager of Valderra Investment Partners, LLC, which is the manager of Valderra Land Holdings, LLC, and that she is authorized to execute the foregoing document on behalf of said company for the uses and purposes stated herein.



Cody Madsen
Notary Public

STATE OF UTAH) SS,
COUNTY OF Salt Lake)

On this 6th day of May, 2025, personally appeared before me Charlene Huber, Trustee of the Alan E. Wright Revocable Trust, uad, January 3, 2018, who duly acknowledged before me that she is the manager of DMS Services, LLC, which is the manager of Valderra Investment Partners, LLC, which is the manager of Valderra Development, LLC, and that she is authorized to execute the foregoing document on behalf of said company for the uses and purposes stated herein.



Cody Madsen
Notary Public

EXHIBIT A
(Legal Description)

All lots in the following recorded subdivisions, according to the Official Plats thereof on file in the Office of the County Recorder of Washington County, State of Utah, to wit:

The Ledges of St George – Phase 1 Amended

The Ledges of St George – Phase 2

The Ledges of St George – Phase 4

The Ledges of St George – Phase 5

The Ledges of St George – Phase 6

The Ledges of St George – Phase 8

The Ledges of St George – Phase 10

The Ledges of St George – Phase 5 & Phase 10 Partial Amendment A

The Estates at Valderra - Phase 1

The Estates at Valderra - Phase 2

The Estates at Valderra - Phase 3

Villas at Valderra - Phase 1

Tax ID Numbers:

SG-LOSG-1-101 through SG-LOSG-1-128

SG-LOSG-2-201 through SG-LOSG-2-251

SG-LOSG-4-401 & SG-LOSG-4-402

SG-LOSG-5-501 through SG-LOSG-5-534

SG-LOSG-6-601 through SG-LOSG-6-621

SG-LOSG-8-801 through SG-LOSG-8-812

SG-LOSG-10-1001 through SG-LOSG-10-1041

SG-LOSG-10-1011-A & SG-LOSG-10-1012-A-1-B

SG-LOSG-5-519-A-1-A & SG-LOSG-10-1012-B

SG-EAV-1-101 through SG-EAV-1-132-A

SG-EAV-2-201 through SG-EAV-2-205-B

SG-EAV-3-11 through SG-EAV-3-17

SG-VLLV-1-1-A through SG-VLLV-1-10