

WHEN RECORDED, RETURN TO:



Justin J. Atwater  
500 N. Marketplace Dr., Suite 250  
Centerville, UT 84014

E# 2658079 PG 1 OF 3  
ERNEST D. ROWLEY, WEBER COUNTY RECORDER  
01-Oct-13 02:44 PM FEE \$19.00 DEP SY  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

**Assignment Agreement**

This Assignment Agreement (the "Assignment") is made effective as of September 30, 2013 from Celtic Bank Corporation, a Utah corporation ("Assignor") to HWL Edgewater, a Utah limited liability company ("Assignee").

Section 1.1 Assignment. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby grants, bargains, sells, assigns and conveys unto Assignee all of Assignor's right, title and interest as Declarant in, to and under the Covenants, Conditions and Restrictions, dated May 17, 2011 and recorded in the Weber County, Utah Recorders office on May 17, 2011 as Entry No. 2527345 (the "CC&Rs")

TO HAVE AND TO HOLD the Declarant rights unto Assignee, its successors and assigns, forever, subject, however, to the terms of this Assignment.

Section 1.2 Assignor's Representations. Assignor hereby warrants and represents, for the benefit of Assignee, that Assignor is "Declarant", as defined in the CC&Rs, having full right and power to assign Assignor's rights as set forth in the CC&Rs; and there has been no prior assignment of Assignor's rights as set forth in the CC&Rs to any other person or entity.

Section 1.3 Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Section 1.4 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 parties hereto, shall be governed by and construed in accordance with the laws of the State of Utah.

EXECUTED as of the date first written above.

**CELTIC BANK CORPORATION**

By: [Signature]  
Name: Reese Howell  
Title: President

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On this 30 day of September 2013, before me, the undersigned, personally appeared Reese Howell, who acknowledged himself to be the President of Celtic Bank Corporation, a Utah corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Celtic Bank Corporation as President.

In witness whereof, I have hereunto set my hand and official seal.

[Signature]  
Notary Public



## EXHIBIT A

THE LEGAL DESCRIPTION FOR THE PARCEL  
TO BE KNOWN AS EDGEWATER BEACH RESORT  
PHASE 1 IS AS FOLLOWS:

20-134-0001 TO  
0005

A PART OF THE SOUTH WEST QUARTER OF SECTION 13,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 (40.00 FEET  
PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID HIGHWAY), WHICH IS 243.89 FEET NORTH  
0°25'49" EAST ALONG THE SECTION LINE FROM THE SOUTH WEST CORNER OF SAID SECTION 13, AND RUNNING THENCE  
NORTH 0°25'49" EAST 230.61 FEET, THENCE SOUTH 89°34'29" EAST 150.80 FEET, THENCE NORTH 6°42'54" EAST 37.53  
FEET, THENCE SOUTH 85°08'54" EAST 59.89 FEET, THENCE SOUTHERLY ALONG THE ARC OF A 378.35 FOOT RADIUS  
CURVE TO THE RIGHT A DISTANCE OF 26.90 FEET (CENTRAL ANGLE EQUALS 1°05'46" AND LONG CHORD BEARS SOUTH  
6°52'69" WEST 26.90 FEET), THENCE SOUTH 8°55'52" WEST 73.42 FEET, THENCE SOUTH WESTERLY ALONG THE ARC OF  
A 111.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.27 FEET (CENTRAL ANGLE EQUALS 7°22'02" AND LONG  
CHORD BEARS SOUTH 5°14'51" WEST 14.28 FEET), THENCE SOUTH 1°33'50" WEST 23.97 FEET, THENCE SOUTHEASTERLY  
ALONG THE ARC OF A 81.49 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.74 FEET (CENTRAL ANGLE EQUALS  
25°50'41" AND LONG CHORD BEARS SOUTH 1°21'25" EAST 27.50 FEET), THENCE SOUTHEASTERLY ALONG THE ARC OF A  
116.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.80 FEET (CENTRAL ANGLE EQUALS 43°43'22" AND LONG  
CHORD BEARS SOUTH 46°08'21" EAST 86.76 FEET), THENCE SOUTHEASTERLY ALONG THE ARC OF A 1001.50 FOOT  
RADIUS CURVE TO THE LEFT A DISTANCE OF 80.00 FEET (CENTRAL ANGLE EQUALS 4°34'36" AND LONG CHORD BEARS  
SOUTH 70°17'20" EAST 79.98 FEET), THENCE SOUTH 18°36'10" WEST 81.85 FEET, THENCE SOUTH 70°43'57" EAST 32.24  
FEET, THENCE SOUTH 26°26'49" EAST 78.32 FEET TO THE RIGHT OF WAY LINE OF STATE U-39 (40.00 FEET  
PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID HIGHWAY), THENCE TWO (2) COURSES ALONG SAID  
NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: NORTH WESTERLY ALONG THE ARC OF A 1868.86 FOOT RADIUS CURVE TO  
THE RIGHT A DISTANCE OF 89.82 FEET (CENTRAL ANGLE EQUALS 2°08'00" AND LONG CHORD BEARS NORTH 71°47'36"  
WEST 89.81 FEET) AND THENCE NORTH 80°43'36" WEST 318.64 FEET TO THE POINT OF BEGINNING.  
CONTAINS 88,986.8 SQ FT OR 1.564 ACRES.

EXHIBIT B

20-013-0022-~~LR~~  
~~20-013-0022~~

A part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the Northerly right of way line of State Highway U-39 (40.00 feet perpendicularly distant Northerly from the centerline of said Highway), which is 248.89 feet North 0°25'49" East along the section line from the southwest corner of said Section; thence North 0°25'49" East 657.72 feet along said section line to the Southerly line of Pineview Reservoir right of way; thence four (4) courses along said Southerly line as follows: North 63°32'30" East 325.76 feet; South 79°03'30" East 319.70 feet; South 35°45'20" East 101.60 feet to the 1/64th section line and an existing fence line and South 0°20'30" West 854.05 feet along said 1/64th section line and existing fence line to said Northerly right of way line of State Highway U-39 (40.00 feet perpendicularly distant Northerly from the centerline of said highway); thence two (2) courses along said Northerly right of way line as follows: Northwesterly along the arc of a 1869.86 foot radius curve to the right a distance of 374.12 feet (central angle equals 11°27'49" and long chord bears North 76°27'31" West 373.49 feet) and North 70°48'36" West 318.64 feet to the point of beginning, LESS AND EXCEPTING THE LAND DESCRIBED IN EXHIBIT A ABOVE.