

Return To:  
Covenant Clearinghouse, LLC.,  
P.O. Box 6193  
Round Rock, TX. 78683

## ASSIGNMENT

### ASSIGNMENT OF CERTAIN CONTRACT RIGHTS

Assignor, **Freehold Licensing, Inc., a Nevada Corporation**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does assign, grant, bargain, sell, alien, convey and confirm unto **FCP Holdings II, LLC., a Nevada Limited Liability Company**, herein called Assignee, whose current mailing address is FDR Station P.O. Box 490 New York NY 10150, **100%** of Assignor's right, title and interest, if any, in and to the Declaration of Covenant executed by **Valentine Estates, LLC.** (as Declarant therein) and recorded in the official public records of **Davis County, Utah** on or about **8/29/2008** as Document No. **2389249**, Bk **4605**, Pg **247**, affecting the real property identified therein and described in **Exhibit "A"** hereto (the "**Property**"), to have and to hold said interest (the "**Conveyed Interest**") for so long as the aforementioned Declaration is in effect, and subject to the terms thereof and applicable law, with all and singular the rights, members, privileges, interests, immunities and appurtenances thereof as of the date hereof, to the same being, belonging, or in anywise appertaining, to the Conveyed Interest forever, save and except for unpaid sums arising out of or related to the Conveyed Interest prior to the date hereof.

The words "Assignor" and "Assignee" shall include their respective heirs, successors and assigns where the context requires or permits.

Assignor represents and warrants that Assignor has full right, power and capacity to execute this instrument; that, except as may otherwise be set out in the Declaration or documents filed of record, the Conveyed Interest is not subject to any option, security interest, lien, right of first refusal, spousal claim, or other claim arising through Assignor; and that the Conveyed Interest has not been sold, pledge, or encumbered, in whole or in part, by Assignor, but without warranty otherwise.

### ASSIGNOR:

Freehold Licensing, Inc.



By: \_\_\_\_\_

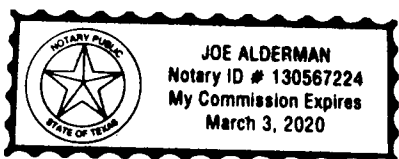
Emily Manley, Authorized Agent

THE STATE OF TEXAS  
  
COUNTY OF WILLIAMSON

§  
§  
§

ACKNOWLEDGEMENT

Before me, the Undersigned Notary, on the 13th day of November, 2017, personally appeared Emily Manley, Authorized Agent of Freehold Licensing, Inc., signer of the foregoing instrument, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that s/he executed the same in the aforementioned capacity for the purposes therein contained.



A handwritten signature in cursive script, appearing to read "Joe Alderman".

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

**Parcel 1:**

Lots 201, 205, 207 through 209, 212 through 215, 221, 223, 227, 228, 230 through 232, 234, 236  
Valentine Estates Subdivision Phase 2, according to the official plat thereof on file and of record in the Davis  
County Recorder's Office.

Parcel Nos. 06-273-0201, 06-273-0205, 06-273-0207 through 06-273-0209, 06-273-0212 through 06-273-0215,  
06-273-0221, 06-273-0223, 06-273-0227, 06-273-0228, 06-273-0230 through 06-273-0232, 206-273-0234, 06  
-273-0236

**Parcel 2:**

A tract of land in fee being all of an entire tract of property situate in the Southwest quarter of the Northeast  
quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Meridian, described as follows: Beginning at  
the Northeast corner of said entire tract which point is 634.530 Meters (2,081.79 feet) South and West 2214.27  
feet from the Northeast corner of said Section 34 as monument with a county brass cap; said point being on the  
West line of the property conveyed in a Quit Claim Deed recorded June 7, 2007, as Entry No. 2277949, in Book  
4299, at Page 728, and running thence along said line South 00°23'18" East 20.01 feet; thence West 961.58 feet,  
more or less, along said South boundary line to the Easterly right of way line of a highway known as project No.  
0067; thence North 27°47'18" East 6.894 meters (22.62 feet), more or less, along said Easterly right of way line  
to said North boundary line; thence East 950.84 feet, more or less, along said North boundary line to the point of  
beginning.

Parcel No. 06-082-0210

**Parcel 3:**

A part of the Northeast quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Meridian; being  
1672.52 feet South 0°23'18" East along the Section line and 1109.70 feet North 89°48'15" West from the  
Northeast corner of said Section 34; and running thence Southwesterly, Southerly and Southeasterly along the  
arc of a 100.50 foot radius curve to the left a distance of 81.65 feet (LC bears South 45°36'33" East 79.45 feet)  
to a point of reverse curvature; thence Southeasterly along the arc of a 15.00 foot radius curve to the right a  
distance of 17.91 feet (central angle = 68°24'35" and LC bears South 34°00'32" East 16.87 feet) to a point of  
tangency; thence South 0°11'45" West 338.60 feet; thence North 89°48'15" West 2127.61 feet to the East line  
of the Legacy Highway; thence North 27°58'42" East 953.34 feet along said East line; thence South 89°48'15"  
East 640.87 feet to the Westerly line of Valentine Estates Phase 2; thence along said Subdivision 11 courses as  
follows: South 28°53'00" West 462.47 feet, South 61°07'00" East 100.00 feet, South 76°49'28" East 58.17  
feet, South 61°07'00" East 100.00 feet, North 28°53'00" East 101.83 feet, South 89°48'15" East 307.65 feet  
Southeasterly along the arc of a 15.00 foot radius curve to the right 17.84 feet (LC bears South 55°43'58" East  
16.81 feet) to a point of a reverse curve; thence Northeasterly, Easterly and Southeasterly along the arc of a  
100.50 foot radius curve to the left 239.05 feet (LC bears South 89°48'15" East 186.55 feet) to a point of reverse  
curve; thence Northeasterly along the arc of a 15.00 foot radius curve to the right 17.84 feet (LC bears North  
56°07'28" East 16.81 feet) South 89°48'15" East 381.61 feet and Southeasterly along the arc of a 15.00 foot  
radius curve to the right 17.84 feet (LC bears South 55°43'58" East 16.81 feet) to the point of beginning.

Parcel No. 06-082-0191

**Parcel 4:**

Lot 2, Westside Industrial Park, less and excepting the South 386.75 feet of Lot 2 Westside Industrial Park Subdivision, according to the official plat thereof on file and of record in the Davis County Recorder's Office.

Parcel No. 06-142-0002