



W3234294

E# 3234294 PG 1 OF 5
Leann H. Kiltz, WEBER COUNTY RECORDER
06-May-22 11:01 AM FEE \$124.00 DEP D/
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Simeon Brown
B. E-MAIL CONTACT AT FILER (optional) sbrown@parsonsbehle.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Simeon Brown Parsons Behle & Latimer 201 South Main Street, Suite 1800 Salt Lake City, Utah 84111

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME RS21 The Point LLC				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 160 West Canyon Crest Road				
CITY Alpine	STATE UT	POSTAL CODE 84004	COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS				
CITY	STATE	POSTAL CODE	COUNTRY	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Hillcrest Bank, a division of NBH Bank				
OR				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 7800 East Orchard Road, Suite 300				
CITY Greenwood Village	STATE CO	POSTAL CODE 80111	COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:

All fixtures located in or on the real property in Davis County, State of Utah, described on the Addendum hereto.

Tax Parcel Nos.:

- Parcel 1: 22-016-0111
- Parcel 2: 22-016-0077
- Parcel 3: 22-403-0001 through 22-403-0050

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Weber County Recorder

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME RS21 The Point LLC	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME	
OR	
10b. INDIVIDUAL'S SURNAME	
INDIVIDUAL'S FIRST PERSONAL NAME	
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10c. MAILING ADDRESS 160 West Canyon Crest Road	CITY Alpine	STATE UT	POSTAL CODE 84004	COUNTRY USA
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11. ADDITIONAL SECURED PARTY'S NAME *or* ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME			
OR			
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:
See Exhibit A attached hereto.

17. MISCELLANEOUS:
Salt Lake County Recorder

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

Part of the South 1/2 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey:

Beginning 352.79 Feet South 0°00'33" West along the Quarter Section line and North 75°36'42" West 745.27 Feet from the Center of said Section 22; running thence South 30°52'12" West 95.32 Feet; thence South 79°58'16" West 11.10 Feet; thence South 36°50'43" West 35.42 Feet; thence South 34°38'04" East 40.68 Feet; thence South 42°16'04" East 181.60 Feet; thence South 35°52'46" East 125.67 Feet; thence Northeasterly along the arc of a 290.50 foot radius curve to the right a distance of 84.96 Feet (long chord bears North 57°42'21" East 84.66 Feet); thence South 43°30'00" East 48.45 Feet more or less; thence southwesterly along the arc of a 245.50 foot radius curve to the left a distance of 133.55 Feet (central angle equals 31°10'02" and long chord bears South 54°17'03" West 131.90 Feet); thence North 35°52'46" West 173.54 Feet; thence North 41°53'00" West 80.66 Feet; thence South 47°35'44" West 164.12 Feet; thence North 30°46'12" West 187.57 Feet (Record North 30°56'12" West); thence North 36°45'57" West 292.66 Feet; thence North 42°09'04" East 51.82 Feet; thence North 71°55'50" East 39.43 Feet; thence South 75°36'42" East 351.54 Feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of THE POINTE AT WOLF CREEK, according to the official plat thereof recorded January 5, 2022 as Entry Number 3208463 in Book 92 at Page 12 in the office of the Weber County Recorder.

PARCEL 1A:

An access easement as set forth and granted in that certain Access Easement Agreement recorded August 6, 2021 as Entry No. 3173814 in the office of the Weber County Recorder and more particularly described as follows:

A part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian: Beginning at the intersection of the Grantor's Easterly property line and the North line of an existing roadway being located North 89°14'39" West 384.98 feet along the North line of said Southwest Quarter and South 1015.46 feet from the Northeast corner of said Southwest Quarter and running thence along the Grantor's Easterly property line along the arc of a 100.00 foot radius curve to the right 28.49 feet, having a central angle of 16°19'35", chord bears South 27°02'40" East 28.40 feet to the South line of said existing roadway; thence along said South line the following three (3) courses: (1) South 77°24'23" West 46.58 feet; (2) along the arc of a 164.24 foot radius curve to the right 85.13 feet, having a central angle of 29°41'46", chord bears North 80°30'00" West 84.18 feet; (3) along the arc of a 299.76 foot radius curve to the right 52.14 feet, having a central angle of 09°58'00", chord bears North 63°23'16" West 52.08 feet to the Grantor's Westerly property line; thence along said Westerly property line along the arc of a 100.00 foot radius curve to the right 28.39 feet, having a central angle of 16°16'09", chord bears North 44°35'40" East 28.30 feet to the North line of said existing roadway; thence along said North line the following three (3) courses: (1) along the arc of a 272.26 foot radius curve to the left 41.66 feet, having a central angle of 08°46'03", chord bears South 64°07'40" East 41.62 feet; (2) along the arc of a 136.74 foot radius curve to the left 69.85 feet, having a central angle of 29°16'02", chord bears South 80°01'05" East 69.09 feet; thence North 77°24'23" East 37.68 feet to the point of beginning.

PARCEL 2:

Part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Westerly line of Wolf Creek Drive (66 foot right of way) being 1072.00 feet South 0°00'33" West along the Quarter Section line and 115.75 feet North 89°59'27" West from the center of said Section 22; and running thence Southwesterly along the arc of a 2603.00 foot radius curve to the right a distance of 51.07 feet (central angle equals 1°07'27" and long chord bears South 37°17'05" West 51.07 feet) along said Westerly line; thence North 55°39'59" West 141.11 feet to a point of curvature; thence Westerly along the arc of a 50.00 foot radius curve to the left a distance of 42.77 feet (central angle equals 49°00'51" and long chord bears North 80°10'24" West 41.48 feet) to a point of tangency; thence South 75°19'10" West 109.16 feet; thence

Westerly along the arc of a 110.50 foot radius curve to the right a distance of 47.13 feet (central angle equals 24°26'15" and long chord bears North 89°55'34" West 46.77 feet) to a point of compound curve; thence Westerly and Northwesterly along the arc of a 290.50 foot radius curve to the right a distance of 602.55 feet (central angle equals 118°50'33" and long chord bears North 18°17'11" West 500.20 feet); thence South 35°52'46" East 46.41 feet; thence Southwesterly, Southerly and Southeasterly along the arc of a 245.50 foot radius curve to the left a distance of 498.78 feet (central angle equals 116°24'29" and long chord bears South 19°30'13" East 417.32 feet) to a point of compound curve; thence along the arc of a 65.50 foot radius curve to the left a distance of 25.04 feet (central angle equals 21°54'20" and long chord bears South 88°39'37" East 24.89 feet) to a point of tangency; thence North 80°23'13" East 117.78 feet to a point of curvature; thence Southeasterly along the arc of a 142.62 foot radius curve to the right a distance of 109.39 feet (central angle equals 43°56'48" and long chord bears South 77°38'23" East 106.73 feet) to a point of tangency; thence South 55°39'59" East 103.97 feet to the point of beginning.

EXCEPTING THEREFROM the following:

That portion of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 100.00 feet and a center point located South 89°07'33" East 2206.91 feet along the Southerly line of said Section 22 and North 00°00'00" East 1596.75 feet from the Southwest corner of said Section 22.

PARCEL 2A:

An access easement as set forth and granted in that certain Access Easement Agreement recorded August 6, 2021 as Entry No. 3173814 in the office of the Weber County Recorder and more particularly described as follows:

A part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian: Beginning at the intersection of the Grantor's Easterly property line and the North line of an existing roadway being located North 89°14'39" West 384.98 feet along the North line of said Southwest Quarter and South 1015.46 feet from the Northeast corner of said Southwest Quarter and running thence along the Grantor's Easterly property line along the arc of a 100.00 foot radius curve to the right 28.49 feet, having a central angle of 16°19'35", chord bears South 27°02'40" East 28.40 feet to the South line of said existing roadway; thence along said South line the following three (3) courses: (1) South 77°24'23" West 46.58 feet; (2) along the arc of a 164.24 foot radius curve to the right 85.13 feet, having a central angle of 29°41'46", chord bears North 80°30'00" West 84.18 feet; (3) along the arc of a 299.76 foot radius curve to the right 52.14 feet, having a central angle of 09°58'00", chord bears North 63°23'16" West 52.08 feet to the Grantor's Westerly property line; thence along said Westerly property line along the arc of a 100.00 foot radius curve to the right 28.39 feet, having a central angle of 16°16'09", chord bears North 44°35'40" East 28.30 feet to the North line of said existing roadway; thence along said North line the following three (3) courses: (1) along the arc of a 272.26 foot radius curve to the left 41.66 feet, having a central angle of 08°46'03", chord bears South 64°07'40" East 41.62 feet; (2) along the arc of a 136.74 foot radius curve to the left 69.85 feet, having a central angle of 29°16'02", chord bears South 80°01'05" East 69.09 feet; thence North 77°24'23" East 37.68 feet to the point of beginning.

PARCEL 3:

A part of the Southwest quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being located North 89°14'39" West 720.14 feet along the North line of the Southwest quarter of said section and South 00°00'00" East 169.10 feet from the Center quarter corner of said section; running thence along the boundary of Worldmark, The Club at Wolf Creek Village Phase 2 and its extension the following six (6) courses: (1) South 31°09'07" West 100.51 feet; (2) South 80°15'11" West 11.10 feet; (3) South 37°07'38" West 35.42 feet; (4) South 34°21'09" East 40.68 feet; (5) South 41°59'09" East 181.60 feet; (6) South 35°35'51" East 125.67 feet; thence along the arc of a curve to the left 41.28 feet, having a radius of 290.50 feet, a central angle of 08°08'31", and which chord bears South 46°09'26" West 41.25 feet; thence North 35°35'46" West 126.31 feet; thence North 41°36'00" West 80.66 feet; thence South 47°52'44" West 164.12 feet; thence North 30°39'12" West 187.57 feet; thence North 36°28'57" West 292.66 feet; thence North 33°05'24" West 54.54 feet; thence

North 31°31'49" East 59.27 feet; thence North 86°10'25" East 27.12 feet; thence South 83°45'54" East 269.07 feet; thence South 49°10'16" East 157.48 feet to the point of beginning.

The above being the boundary description of THE POINTE AT WOLF CREEK, according to the official plat thereof recorded January 5, 2022 as Entry No. 3208463 in Book 92 at Page 12 in the office of the Weber County Recorder, as corrected pursuant to that certain Surveyors Change Correction Affidavit recorded March 3, 2022 as Entry No. 3221264 in the office of the Weber County Recorder.

Tax Id No.: 22-016-0111, 22-016-0077 and 22-403-0001 through 22-403-0050