



W3327394

Prepared By
Jeff Johnson, General Counsel
Covenant Clearinghouse, LLC
701 Brazos St., Austin, TX. 78701

E# 3327394 PG 1 OF 7
Leann H. Kilts, WEBER COUNTY RECORDER
30-May-24 0343 PM FEE \$128.00 DEP LC
REC FOR: FREEHOLD CAPITAL PARTNERS, LLC
ELECTRONICALLY RECORDED

NOTICE OF TRANSFER FEE COVENANT
[PURSUANT TO UTAH CODE §§ 57-1-46:47]

COVENANT CLEARINGHOUSE, LLC., A NEVADA LIMITED LIABILITY COMPANY (HEREIN "TRUSTEE"), WHOSE ADDRESS IS P. O. BOX 6193, ROUND ROCK, TX, 78683 AND 701 BRAZOS ST., AUSTIN, TX. 78701, IN ITS CAPACITY AS DULY APPOINTED TRUSTEE UNDER THE CC&R IDENTIFIED BELOW (SAID APPOINTMENT HEREBY RATIFIED AND AFFIRMED), HEREBY NOTIFIES THE PUBLIC OF THE FOREGOING AND AS FOLLOWS:

1. CERTAIN REAL PROPERTY (HEREIN CALLED THE "PROPERTY") SITUATED IN WEBER COUNTY, STATE OF UTAH, IS ENCUMBERED BY A TRANSFER FEE COVENANT (AS MAY BE AMENDED FROM TIME TO TIME PURSUANT TO THE TERMS THEREIN, HEREIN CALLED THE "CC&R") WHICH IMPOSES A TRANSFER FEE OBLIGATION (HEREIN CALLED AN AN "ASSESSMENT") PAYABLE IN CONNECTION WITH TRANSFERS OF AN INTEREST (EACH HEREIN CALLED A "CONVEYANCE") IN THE PROPERTY. THE CC&R AND THE PROPERTY ARE EACH IDENTIFIED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
2. THE ASSESSMENT AMOUNT IS ONE PERCENT (1%) OF THE CONSIDERATION PAID IN CONNECTION WITH A CONVEYANCE, DETERMINED IN ACCORDANCE WITH THE CC&R.
3. PAYMENT INFORMATION AND CLOSING ASSISTANCE CAN BE OBTAINED VIA THE TRUSTEE WEBSITE, VIZ: WWW.COVENANTCLEARINGHOUSE.COM
4. THE NAME OF EACH BENEFICIARY HOLDING AN INTEREST IN THE CC&R (EACH A "BENEFICIARY") IS SET FORTH IN EXHIBIT A. THE CURRENT ADDRESS OF EACH BENEFICIARY, FOR ALL CC&R RELATED PURPOSES, IS: IN CARE OF THE TRUSTEE, AT THE ADDRESS ABOVE OR AS PUBLISHED ON THE TRUSTEE WEBSITE.
5. THE TRUSTEE IS THE DESIGNATED PAYEE OF RECORD FOR, AND AUTHORIZED REPRESENTATIVE OF, EACH BENEFICIARY FOR ALL PURPOSES RELATED TO THE CC&R.
6. PURSUANT TO ITS AUTHORITY TO ACT IN THE PLACE AND STEAD OF EACH BENEFICIARY, THE TRUSTEE, BY SIGNATURE BELOW, APPROVES THIS NOTICE ON BEHALF OF, AND AS THE ACT OF, EACH AND EVERY BENEFICIARY.
7. THE BURDEN OF THE TRANSFER FEE COVENANT (AKA CC&R) IS INTENDED TO RUN WITH THE LAND AND TO BIND SUCCESSORS IN INTEREST AND ASSIGNS.
8. THE DURATION OF THE TRANSFER FEE COVENANT IS NINETY-NINE (99) YEARS.
9. INFORMATION DEEMED RELIABLE, BUT NO GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED. NOTHING HEREIN MODIFIES THE CC&R, WHICH SHALL

CONTROL, AND WHICH IS INCORPORATED HEREIN BY REFERENCE. CLAIMS IN EXCESS OF THOSE PERMITTED BY LAW ARE DISCLAIMED. THE PUBLIC MUST CONSULT WITH AND RELY SOLELY UPON LEGAL ADVISORS OF THEIR CHOOSING REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER THE CC&R AND APPLICABLE LAW .

COVENANT CLEARINGHOUSE, LLC, TRUSTEE,
BY: AFO MANAGEMENT, LLC., A TEXAS LLC., ITS MANAGER



JOE ALDERMAN, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF TEXAS

§

COUNTY OF TRAVIS

ACKNOWLEDGED BEFORE ME ON THIS 30TH DAY OF MAY, 2024, BY JOE ALDERMAN, AUTHORIZED AGENT OF AFO MANAGEMENT, LLC., MANAGER OF COVENANT CLEARINGHOUSE, LLC.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

THE FOLLOWING INSTRUMENTS (EACH A "CC&R"), RECORDED IN THE REAL PROPERTY RECORDS OF WEBER COUNTY, UTAH, EACH CC&R BEING INCORPORATED HEREIN BY REFERENCE.

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 11/4/2008, DOC. NO 2373669, OFFICIAL DEED RECORDS OF WEBER COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 2250]. THE BENEFICIARIES ARE: DANIEL GIFFORD; RFR HOLDINGS, LLC.; FREEHOLD LICENSING, INC.; TIM KAY; BRENT A. FERRIN; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 11/4/2107 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

ASSESSOR PARCEL #(S); 22-191-00-(01), -(03), -(05), -(07), -(09), -(11), -(14), -(16); AND 22-192-00-(01 THRU 12), -(15), -(18 THRU 21) AND 22-193- 0001-0027. ALL OF LOTS 1, 3, 5, 7, 9, 11, 12, 14 THROUGH 26, 29, AND ALL OF LOTS 32 THROUGH 62, THE VILLAGE AT WOLF CREEK SUBDIVISION, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, WEBER COUNTY, UTAH, ACCORDING THE OFFICIAL PLAT THEREOF.

TRACT 1. THE FOLLOWING PARCELS SITUATED IN VILLAGE OF WOLF CREEK 1ST AMENDMENT, A SUBDIVISION, WEBER COUNTY, ACCORDING TO THE MAP THEREOF RECORDED BK 22 PG 370 PLAT RECORDS, WEBER COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>	
4941 EAST WOLF LODGE DR N	85	223700023	BT
4939 EAST WOLF LODGE DR N	86	223700024	SW
4935 EAST WOLF LODGE DR N	87	223700025	
4933 EAST WOLF LODGE DR N	88	223700026	SW
4929 EAST WOLF LODGE DR N	89	223700027	
3543 NORTH CREEKSIDE WAY E	63	223700001	SW
3547 NORTH CREEKSIDE WAY E	64	223700002	
3551 NORTH CREEKSIDE WAY E	65	223700003	SW

3555 NORTH CREEKSIDE WAY E	66	223700004	
3557 NORTH CREEKSIDE WAY E	67	223700005	SW
3561 NORTH CREEKSIDE WAY	68	223700006	
3563 NORTH CREEKSIDE WAY E	69	223700007	SW
3565 NORTH CREEKSIDE WAY E	70	223700008	
3567 NORTH CREEKSIDE WAY E	71	223700009	
3571 NORTH CREEKSIDE WAY E	72	223700010	SW
3573 NORTH CREEKSIDE WAY E	73	223700011	
3577 NORTH LAKEVIEW CT E	74	223700012	SW
3573 NORTH LAKEVIEW CT E	75	223700013	
3571 NORTH LAKEVIEW CT E	76	223700014	
3569 NORTH LAKEVIEW CT E	77	223700015	SW
3567 NORTH LAKEVIEW CT E	78	223700016	
3565 NORTH LAKEVIEW CT E	79	223700017	
3563 NORTH LAKEVIEW CT E	80	223700018	SW
3561 NORTH LAKEVIEW CT E	81	223700019	
3559 NORTH LAKEVIEW CT E	82	223700020	SW
3557 NORTH LAKEVIEW CT E	83	223700021	
4945 EAST WOLF LODGE DR N	84	223700022	SW

TRACT 2. THE FOLLOWING PARCELS SITUATED IN VILLAGE OF WOLF CREEK,
A SUBDIVISION, WEBER COUNTY, ACCORDING TO THE MAP THEREOF
RECORDED BK 22 PAGES 191-193 PLAT RECORDS, WEBER COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
	1	221910001
4883 EAST WILLOW BROOK CIR	3	221910003
4891 EAST WILLOW BROOK CIR	5	221910005
4884 EAST WILLOW BROOK CIR	7	221910007
3510 NORTH 4875 E	9	221910009
3503 NORTH 4875 E	11	221910011
3477 NORTH 4875 E	14	221910014

	12	221910016	
4889 EAST 3525 N	15	221920001	SW
4883 EAST 3525 N	16	221920002	
	17	221920003	
	18	221920004	SW
4886 EAST 3525 N	19	221920005	
4894 EAST 3525 N	20	221920006	SW
4891 EAST 3550 N	21	221920007	
4887 EAST 3550 N	22	221920008	
	23	221920009	SW
3529 NORTH 4875 E	24	221920010	
3537 NORTH 4875 E	25	221920011	SW
3549 NORTH 4875 E	26	221920012	
3563 NORTH 4875 E	29	221920015	SW
	32	221920018	
3560 NORTH 4875 E	33	221920019	SW
3564 NORTH 4875 E	34	221920020	
3570 NORTH 4875 E	35	221920021	SW

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 10/9/2009, DOC. NO 2438624, OFFICIAL DEED RECORDS OF WEBER COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 3882]. THE BENEFICIARIES ARE: ROBERT TABLAK; JEFFREY TABLAK; DOUG YODER; FCP HOLDINGS I, LLC.; SINGH PETROLEUM, LLC.; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 1/1/2113 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

SITE # 2706610 BEGINNING AT A POINT ON THE WEST LINE OF STATE ROAD KNOWN AS 1050 WEST STREET, SAID POINT BEING EAST 697.00 FEET TO THE WEST LINE OF SAID ROAD AND SOUTH 15°25'00" WEST 56 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1, WEST SALT LAKE BASE AND MERIDIAN AND RUNNING

THENCE NORTH 15°25'00" EAST 200.00 FEET ALONG THE WEST LINE OF SAID ROAD, THENCE NORTH 47°29'00" WEST 53.83 FEET ALONG THE WEST OF SAID ROAD TO THE SOUTH LINE OF RIVERDALE ROAD, THENCE SOUTH 64°15'00" WEST 225.00 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 25° 45' 00" EAST 71.39 FEET, THENCE SOUTH 67°00'00" EAST 171.81 FEET TO THE POINT OF BEGINNING.

TRACT 1. PARCEL NO: 060160144. .72 ACRES MORE OR LESS. SAID .72 ACRE TRACT BEING THE SAME REAL PROPERTY IN THE DEED FROM SINGH PETROLEUM LLC TO SALT LAKE CITY RETAIL AND CONVENIENCE LLC RECORDED IN ENTRY NO. 2624048 COUNTY DEED RECORDS. COMMONLY KNOWN AS 1055 WEST RIVERDALE RD, RIVERDALE, UTAH. OWNER OR PURPORTED OWNER: SINGH PETROLEUM, LLC..

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 9/22/2009, DOC. NO 2435795, OFFICIAL DEED RECORDS OF WEBER COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 4972]. THE BENEFICIARIES ARE: MICHAEL COX; RICKY S. BROWN; KEVIN R. GALLAGHER; FCP REALTY INTERESTS II, LLC.; BUCKINGHAM TRADING, LLC; MIDWAY CAPITAL DEVELOPMENT, LLC.; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 1/1/2111 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

PARCEL C: TAX I.D. NUMBER: 23-012-0107 PARCEL 2: .682 ACRES. PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING AT A POINT LOCATED NORTH 19D15'33" AND WEST 105.00 FEET FROM THE SOUTHWEST CORNER OF POWDER RIDGE CONDOMINIUMS PHASE I AMENDED, RUNNING THENCE NORTH 19D15'33" WEST 72.86 FEET, THENCE ALONG A 1667.00 FOOT RADIUS CURVE TO THE RIGHT 253.43 FEET (1C = NORTH 14D54'14" WEST 253.18 FEET) THENCE DUE EAST 140.05 FEET, THENCE DUE SOUTH 245.66 FEET, THENCE SOUTH 36D54'08" WEST 84.77 FEET TO THE POINT OF BEGINNING.

TRACT 1. PARCEL NO: 230120107. .68 ACRES MORE OR LESS. PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, US

SURVEY; BEGINNING AT A POINT LOCATED NORTH 19D15'33" AND WEST 105.00 FEET FROM THE SOUTHWEST CORNER OF POWDER RIDGE CONDOMINIUMS PHASE I AMENDED, RUNNING THENCE NORTH 19D1S'33" WEST 72.86 FEET, THENCE ALONG A 1667.00 FOOT RADIUS CURVE TO THE RIGHT 253.43 FEET (IC = NORTH 14D54'14" WEST 253.18 FEET) THENCE DUE EAST 140.05 FEET, THENCE DUE SOUTH 245.66 FEET, THENCE SOUTH 36D54'08" WEST 84.77 FEET TO THE POINT OF BEGINNING. OWNER OR PURPORTED OWNER: MIDWAY CAPITAL DEVELOPMENT, LLC..