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BK 8399 PG 608

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2023 02:51:34 PM
FEE: \$40.00 Pgs: 4
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

When Recorded Return To:

Winkel Rock DE, LLC
4655 South 2300 East # 205
Holladay, UT 84117

170709-DMF

Tax Parcel No.: 15-144-0001, 15-144-0002, 15-144-0003

ASSIGNMENT OF DECLARANT RIGHTS
(Layton Station)

THE UNDERSIGNED, WINKEL ROCK, LLC, a Utah limited liability company ("Assignor"), hereby assigns and quitclaims to WINKEL ROCK DE, LLC, a Delaware limited liability company ("Assignee"), all of its rights, title, interest, claim and benefits of the Assignor, if any, in and to declarant rights or as the "Declarant" (collectively, the "Declarant Rights"), under that certain Declaration of Covenants, Conditions and Restrictions for Layton Station dated 12/14/2023, 2023, and recorded with the Davis County Recorder on 12/14/2023, as Entry No. 3994438 (the "Declaration"), relating to the mixed use residential and commercial development project located in Layton City, Davis County, State of Utah, commonly referred to as "Layton Station", as more particularly described in Exhibit "A" attached hereto and incorporated herein. Assignee hereby accepts from Assignor the assignment of all of such Declarant Rights relating to the Project, and assumes all obligations relating thereto. This assignment may be recorded in the real estate records of the Salt Lake County Recorder.

All notices to Assignee, as Declarant, shall be addressed as follows:

Winkel Rock DE, LLC
4655 South 2300 East # 205
Holladay, UT 84117

This assignment is made under and shall be governed by the laws of the State of Utah.

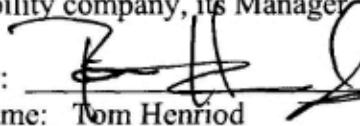
[Signatures and Acknowledgments Follow]

DATED the 14 day of December, 2023.

ASSIGNOR:

WINKEL ROCK, LLC, a Utah limited
liability company

By: Rockworth Companies, LLC, a Utah limited
liability company, its Manager

By: 
Name: Tom Henriod
Title: Manager

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

This instrument was acknowledged before me on this 16 day of November, 2023, by
Tom Henriod, as Manager of Rockworth Companies, LLC, a Utah limited liability company, the
Manager of Winkel Rock, LLC, a Utah limited liability company.

(Seal)




Jaycie Baird
Notary Public
My commission expires: 8/04/2024

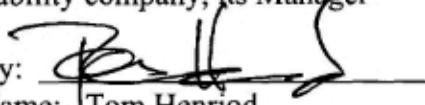
ASSIGNEE:

WINKEL ROCK DE, LLC, a Delaware limited liability company

By: Winkel Rock Mezz DE, LLC, a Delaware limited liability, its Sole Member

By: Winkel Rock, LLC, a Utah limited liability company, its Sole Member

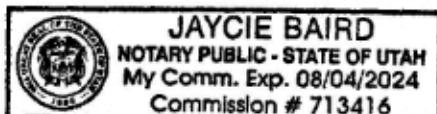
By: Rockworth Companies, LLC, a Utah limited liability company, its Manager

By: 
Name: Tom Henriod
Title: Manager

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

This instrument was acknowledged before me on this 16 day of November, 2023, by Tom Henriod, as Manager of Rockworth Companies, LLC, a Utah limited liability company, the Manager of Winkel Rock, LLC, a Utah limited liability company, the Sole Member of Winkel Rock Mezz DE, LLC, a Delaware limited liability company, the Sole Member of Winkel Rock DE, LLC, a Delaware limited liability company.

(Seal)




Jaycie Baird
Notary Public
My commission expires: 8/04/2024

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That certain real property in the City of Layton, County of Davis, State of Utah, more particularly described as follows:

PARCEL 1:

ALL OF LOTS 1, 2, AND 3 OF LAYTON STATION PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE, RECORDED OCTOBER 26, 2023 AS ENTRY NO. 3548782 IN BOOK 8367 AT PAGE 478.

PARCEL 1A:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR A TEMPORARY, EXCLUSIVE CONSTRUCTION EASEMENT, AS CREATED AND DESCRIBED IN THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED AUGUST 15, 2023 AS ENTRY NO. 3540287 IN BOOK 8316, AT PAGE 126.

PARCEL 1B:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR STORM WATER DRAINAGE, DETENTION AND ACCESS OVER AND ACROSS THE EASEMENT AREA AND ACCESS AREA, AS CREATED AND DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED AUGUST 15, 2023 AS ENTRY NO. 3540288 IN BOOK 8316, AT PAGE 137.

PARCEL 1C:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR VEHICULAR AND PEDESTRIAN ACCESS AND UTILITY ACCESS OVER EASEMENTS, AS CREATED AND DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 6, 2023 AS ENTRY NO. 3531605 IN BOOK 8270, AT PAGE 740.

PARCEL 1D:

THE NON-EXCLUSIVE EASEMENTS, APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR RECIPROCAL EASEMENTS OVER COMMON AREAS AND ROADWAY EASEMENT TO-BE-GRANTED, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON STATION IN SECTIONS 7.3 AND 7.6, RECORDED 12/14/2023 AS ENTRY NO. 1 IN BOOK 6399 AT PAGE 424.

12/14 3554456 6399 424