

When Recorded, Mail to:

Klaim, LLC  
Attn: Mason Dutton  
4685 South Highland Drive, Suite 224  
Holladay UT 84117

Ent. 499372 Bk. 1353 Pg. 653-655  
Date: 03-MAY-2021 12:11:04PM  
Fee: \$76.00 Check Filed By: HP  
MARCY M MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
For: KLAIM LLC

With a Copy to:

Shumway Van  
8 East Broadway, Suite 550  
Salt Lake City, UT 84111

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(Space above line for Recorder's use)

DECLARATION OF ANNEXATION  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
KLAIM TOWNHOME OWNERS ASSOCIATION, INC.

THIS DECLARATION OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KLAIM TOWNHOME OWNERS ASSOCIATION, INC. (this "*Declaration of Annexation*") is made this day of April, 28, 2021 by Klaim, LLC, a Utah limited liability company ("*Declarant*"), pursuant to that certain Declaration of Covenants, Condition and Restrictions for Klaim Townhome Owners Association, Inc., recorded in the Office of the Wasatch County Recorder's Office on March 30, 2021 as Entry 496868, in Book 1346, beginning at page 728, as amended or supplemented (collectively, the "*Declaration*"). Capitalized terms used but not defined herein shall have that meaning ascribed to them in the Declaration.

RECITALS

WHEREAS, this Declaration of Annexation is prepared pursuant to the Declaration, specifically section 15.4, and Declarant has the right to Amend the Declaration pursuant to section 22.7 of the Declaration and the right to add land to the Project at any time pursuant to section 22.8 of the Declaration.

WHEREAS, it is Declarant's original intention that the area described in **Exhibit A** to be included and contiguous with the Property subject to the Declaration.

WHEREAS, Declarant desires to that certain additional property more particularly described in Exhibit A to be subject to the Declaration.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares as follows:

1. All defined terms as used in the Declaration of Annexation shall have the same meaning as those set forth and defined in the Declaration.


2. The real property described in Exhibit A attached hereto and incorporated herein by reference, is situated in Hideout, Wasatch County, Utah, and is hereby submitted to and subjected to the provisions of the Declaration, including without limitation, all covenants, restrictions, easements, conditions, charges and liens set forth therein and, pursuant thereto, is hereby annexed into the Association as part of the Property (as defined in the Declaration) and is to be held, transferred, sold, conveyed, and occupied as part of the Property.

3. Except as amended by the provisions of the Declaration, the Declaration shall remain unchanged and, together with this Declaration of Annexation, shall constitute the Declaration as further expanded by the annexation of the Property described herein.

4. This Declaration of Annexation shall be recorded in the Office of the Wasatch County Recorder's Office.

5. The Recitals and Exhibits to this Declaration of Annexation are hereby incorporated into this Declaration of Annexation by this reference.

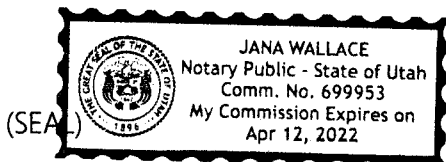
KLAIM, LLC.  
a Utah limited liability company

By:   
Name: Mason Dutton  
Its: Manager

STATE OF UTAH ) ss:  
COUNTY OF Salt Lake )

On the 30 day of April in the year 2021, before me, the undersigned, personally appeared Mason Dutton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of Salt Lake.

WITNESS my hand and official seal:



  
Notary Public

My commission expires: 04/12/2022

EXHIBIT A: LEGAL DESCRIPTION

That certain real property located in the City of Hideout, County of Wasatch, State of Utah, being more particularly described as follows:

**Klaim at Hideout Subdivision**

Parcel 2:

A parcel of land situate in the Northeast Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 89°34'12" West 1,778.81 feet along the North Section line and South 00°03'03" East 877.49 feet from the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running;

thence South 00°03'03" East 530.51 feet to the Northerly Right-of-Way of State Road 248;  
thence North 47°34'42" West 143.08 feet along the Northerly Right-of-Way of State Road 248;  
thence North 21°46'31" West 220.50 feet;  
thence North 34°04'21" West 273.32 feet;  
thence North 89°31'25" East 340.08 feet to the point of beginning.

Contains 95,220 square feet or 2.186 acres.

Total with all other Property: Contains 2,567,469 Square Feet or 58.941 Acres and 88 Lots

*Lots 15 through 18 and lots 31 through 54  
of the Klaim Phase I Subdivision.*

*Parcel #s 21-5807 through 21-5834*