

Ent 532424 Bk 1441 Pg 1293-1305
Date: 12-MAY-2023 4:00:35PM
Fee: \$40.00 Check Filed By: KM
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: SPRINGS AT COYOTE RIDGE

WHEN RECORDED, RETURN TO:

Jefferey Bradshaw
Wasatch County Housing Authority
175 N. Main Street, Suite 201
Heber City, Utah 84032

**RESTRICTIONS
CONCERNING AFFORDABLE HOUSING UNIT
AT THE SPRINGS AT COYOTE RIDGE**

THESE RESTRICTIONS CONCERNING AFFORDABLE HOUSING UNIT AT SPRINGS AT COYOTE RIDGE DEVELOPMENT (hereinafter this “**Deed Restriction**”) governs the properties at the Springs at Coyote Ridge residential development (“**Development**”) particularly described in Exhibit A attached hereto (each a “**Unit**” or “**AHU**” and collectively as “**Units**” or “**AHUs**”), and is made and entered into as of the 12th day of May, 2023 (the “**Effective Date**”) by Heber City, a municipality of the State of Utah (the “**City**”), Wasatch County Housing Authority (“**WCHA**”) and The Springs at Coyote Ridge, a Utah limited liability company (“**Developer**”).

Recitals

A. On or about August 17, 2020, that certain First Amendment to VXC Annexation Agreement (AKA Hutchinson Annexation) and Covenant Running with the Land (“**Annexation Agreement**”), which, among other things, requires Developer to construct and provide a specific number of affordable housing units (“**AHU**”) within the Development. The Annexation Agreement was recorded on September 17, 2020 as Entry No. 484807 (Book 1312, Pages 1604-1619) in the Office of the Wasatch County Recorder.

B. Among other things, the Annexation Agreement requires that Developer’s affordable housing obligations in relation to the Development be consistent with Heber City Code § 18.102.060(G) (as may be amended from time to time), which requires that each AHU be memorialized by a Deed Restriction.

C. The Developer, as owner of the Units, is exercising and recording this Deed Restriction intending that subsequent owners of the Unit be bound by its terms. Upon its recording in the public records of the Office of the Wasatch County Recorder, this Deed Restriction shall govern the terms and conditions of ownership, use, and occupancy of the Unit by subsequent owners and their heirs, successors, executors, administrators, devisees and assigns as addressed herein.

Covenants and Restrictions

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants set forth herein, the Developer hereby submits the Unit to the following covenants and restrictions:

1. **DEFINITIONS.**

1.1 “**City**” means Heber City, a municipality of the State of Utah. Actions to be taken or decisions to be made by the City hereunder are to be taken or made by the Heber City Council or the department, employee or third-party designee selected by the City Council to carry out such responsibilities or to administer, generally, the affordable housing programs for the City.

1.2 “**Disability**” means a physical or mental impairment that substantially limits one or more of a person’s major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.

1.3 “**Domicile**” means the place where an individual has a fixed permanent home and principal establishment to which the individual, if absent, intends to return and in which the individual and/or his or her household voluntarily reside not for a special or temporary purpose but with the intention of making a permanent home for a minimum of nine (9) months out of each calendar year.

1.4 Purposefully Left Blank

1.5 “**First Mortgage**” means a Mortgage (as defined in Section 1.8) having priority as to all other Mortgages encumbering the Unit or any part thereof or interest therein.

1.6 “**Household**” means all related and unrelated individuals occupying a Unit as their Primary Residence.

1.7 “**Lessee-occupied**” means a Unit that is occupied by the registered lessee as the Lessee’s Primary Residence.

1.8 “**Mortgage**” means a mortgage, deed of trust or similar security instrument by which the Unit or any part thereof or interest therein is encumbered.

1.9 “**Notice**” means correspondence complying with the provisions of Section 13.1.

1.10 “**Primary Residence**” means the place where Domicile has been established.

1.11 “**Property Manager**” means the company or entity designed by the Unit Owner to qualify any and all renters, monitoring the use and ongoing qualification of the Qualified Renter, and other responsibilities and duties as set forth in this Deed Restriction.

1.12 “**Qualified Renter**” means a prospective renter of the AHU who meets the following eligibility requirements:

a. Is **“Income Qualified,”** which means the Household of the purchaser earns not more than eighty percent (80%) of the Wasatch County Area Median Income (**“AMI”**) for the household size of the purchaser(s) as determined by the County with reference to the U.S. Department of Housing and Urban Development calculation of AMI, or other AMI calculation adopted by Wasatch County or the City; AND

b. Each AHU shall meet the Allowable Housing Expense requirement under Subsections 18.102.110 (B) and (D) of the Heber City Code, which require housing to cost no more than thirty percent (30%) of such family’s household income to qualify as Affordable Housing. The Developer shall provide written notice to each purchaser of the limit of rental income, along with the calculation of rent as follows:

When Developer or the subsequent owner of the Unit, rents the AHU, such monthly rent will be calculated by determining eighty percent (80%) of the Median Family Income for a family of 4 in Wasatch County, Utah, as published and adjusted annually by the Department of Housing and Urban Development (**“HUD”**) multiplied by 30%, which total is divided by 12 (the number of months per year). Such amount shall be adjusted for the estimated cost of the household obtaining basic public utilities. **“Basic Public Utilities”** shall mean and include the estimated cost of obtaining culinary water, sewer, electric power and natural gas services. **“Basic Public Utilities”** shall not include any charges, whether made by way of homeowner’s association dues or otherwise, for amenities such as a clubhouse, pool, discounted high speed internet, snow removal and common area landscaping. By way of example, the current area median income for a Wasatch County family of four as published by HUD in 2022 equals \$108,200.00. The monthly rent for an AHU would therefore equal: $(.8 \times \$108,200.00 \times .3) / 12 = \$2,164.00$ adjusted for the cost of Basic Public Utilities; AND

c. Is **“Employment Qualified”** which means

i. the prospective renter (or at least one prospective renter if the Unit is being rented by two or more individuals) is employed full time at a business or businesses (if multiple part-time jobs) located in Wasatch County. For purposes of this Section 1.16, **“full time”** is defined as working for a business or businesses located in Wasatch County a minimum of 1,560 hours per year (or approximately 30 hours per week), or if self-employed, the prospective renter must be registered as a business entity in the State of Utah, have a current Wasatch County business license, and provide substantial goods and/or services within Wasatch County; or

ii. the prospective renter (or at least one prospective renter if the Unit is being purchased by two or more individuals) is a retired person who was a full-time employee of a business located within Wasatch

County for at least two continuous years immediately preceding his or her retirement; or

iii. the purchaser is unable to work due to a Disability; AND

iv. the prospective renter's Household shall not have a Net Worth in excess of four (4) times the AMI for Wasatch County at the time of reference (with AMI being for a household of four regardless of the household size of the purchaser).

The WCHA may establish policies and procedures for evaluating whether an applicant is a Qualified Renter, and any determinations made regarding an applicant's qualifications shall be final so long as such procedures and policies are reasonable and do not violate any existing law, regulation, and the terms of this Deed Restriction.

1.13 "Unit Owner" means the transferee or transferees receiving title to, or a fee interest in, the Unit and all subsequent person(s) vested with record title of the Unit according to the records of the Office of the Recorder of Wasatch County, Utah. Unit Owner shall not include a person who holds an interest in a Unit merely as security for the performance of an obligation.

2. OCCUPANCY REQUIREMENT.

Each AHU shall be Lessee-occupied unless a Unit Owner receives the prior written consent of the WCHA, who, in its sole and absolute discretion, may grant an exception. Each Qualified Renter shall occupy his or her Unit as a Primary Residence.

3. RENTING THE UNIT.

3.1 Owner Occupancy Prohibition. The Unit shall remain Lessee-occupied, unless the Unit Owner receives the express written consent of the WCHA to occupy the AHU as an owner-occupied unit.

3.2 Single Room Rental. The WCHA may, at its sole discretion, allow the rental of a single bedroom or bedrooms within an Owner-occupied Unit to the Unit Owner's family members or to non-family members employed at businesses located in Wasatch County, including seasonal employees. Such room rental shall be on the same terms as provided in Section 3.2 except that family members need not be Income Qualified, and the rental rate charged shall not exceed the proportional share (by bedroom, e.g., 1 bedroom in a 2 bedroom Unit = 50%) of the rent allowed under this Section. In considering whether to allow the rental of a single bedroom or bedrooms, the WCHA shall take into account any impacts such rental may have on the area, including impacts on parking, traffic or other issues related to the use and enjoyment of owners of neighboring properties or in the community as a whole. The approval of any such rental may be made with conditions that are enforceable by the WCHA as if they were included in this Deed Restriction. Note that approval of a room rental under this Section does not constitute approval by the HOA, if any, or of any health and safety related regulations that may apply.

3.3 Unauthorized Rental or Owner-Occupied. Any rental or owner-occupied living of the Unit in violation of this Deed Restriction shall constitute a default under the terms of this Deed Restriction. If the WCHA determines that the Unit is being rented in violation of this Deed Restriction, or used as a owner-occupied unit, then the WCHA shall send Notice to the Unit Owner and the tenants indicating that the tenants' and/or Unit Owner's rights, including but not limited to occupancy, are immediately extinguished.

4. **PROPERTY MANAGER; QUALIFICATION**

The Unit Owner shall be responsible for all duties and responsibilities set forth in this Deed Restriction not specifically assigned to or reserved by the City or WCHA. The Unit Owner may, from time to time, designate a Property Manager to carry out its duties and responsibilities as set forth herein, but shall, at all times, remain fully responsible for the duties, obligations and responsibilities set forth herein.

4.1 Qualification. The Unit Owner shall at all times be responsible for (a) the initial qualification of the renters pursuant to the terms set forth in this Deed Restriction the Affordable Housing Agreement, and local and national laws; (b) ongoing verification of all Qualified Renters; (c) providing an annual report to the WCHA as set forth below; and (d) any and all other duties, responsibilities, and obligations as set forth in this Deed Restriction, and the Annexation Agreement.

4.2 Annual Report. No earlier than December 10 but no later than December 31 of each calendar year, the Unit Owner, or its designated Property Manager, shall provide the WCHA with an annual report ("Annual Compliance Report") demonstrating compliance, which shall reflect, at a minimum (a) a list of all Qualified Renters occupying the AHU, which shall include full name, age, unit number, income, number of occupants residing in AHU, beginning date of rental term, employer, employer address, employer contact information, payment history; amount of rent charged (b) a list of all individuals who applied for an AHU since the date of the last Annual Report; which shall include full name, age, income, employer; reason for denial; and (c) if requested, any other information requested by the WCHA, including, but not limited to all written and electronic documentation obtained or used by Unit Owner or Property Manager in determining approval or denial of a potential renter or a Qualified Renter and a copy of the written lease. WCHA reserves the right to request any and all other information necessary to demonstrate compliance, and the Unit Owner or Property Manager shall provide such additional documentation in the timeframe and manner requested or shall be subject to default as outlined in Article 8. In conjunction with the Annual Compliance Report, the WCHA may conduct a physical inspection of the Unit or AHU.

4.3 Audit. In addition to the Annual Compliance Report, the WCHA may, but is not obligated to request a report containing the information identified in Section 4.2 above regarding any specific Qualified Renter, individual AHU or AHUs upon providing Unit Owner or Property Manager with written notice at least fourteen (14) calendar days. In the

event Unit Owner requires additional time, such additional time shall be not be unreasonably withheld by WCHA.

5. MAINTENANCE AND INSURANCE.

5.1 Minimum Maintenance Standards. The Unit shall at all times be maintained by Unit Owner of Property Manager in good, safe, and habitable condition in all respects, normal wear and tear excepted, and in full compliance with all applicable laws, ordinances, rules and regulations of any authority having jurisdiction over the Unit.

5.2 Insurance. To the extent such insurance is not provided by any Community Association, the Unit Owner shall continuously insure the Unit against all risks of physical loss for the full replacement cost of the Unit.

6. MORTGAGE PROTECTION.

6.1 Subordination to First Mortgage. Except as provided in this Article 6, this Deed Restriction shall be subject and subordinate in all respects to the liens, terms, covenants and conditions of the First Mortgage encumbering the Unit and to all advances validly secured by said First Mortgage.

6.2 Notice of Default; Notice of Foreclosure. Notwithstanding the subordination provision above, the holder of a First Mortgage shall serve Notice on the WCHA per Section 14(b): (a) if the Unit Owner is in default of the First Mortgage for more than 60 days; and (b) if foreclosure proceedings have commenced against the Unit.

6.3 No Impact on Foreclosure Sale. The provisions of Section 6.2 shall not impair the holder of a First Mortgage from causing the Unit to be sold at public sale way of judicial or non-judicial foreclosure. Any purchaser at such sale (other than the holder of the First Mortgage as provided in this Article 6) shall acquire the Unit subject to this Deed Restriction. In the event of such public foreclosure sale, the WCHA shall have no rights greater than or different from others bidding for the Unit.

6.4 Termination of Deed Restriction Upon Foreclosure; Applicability. If the holder of a First Mortgage acquires the Unit via a properly noticed foreclosure sale then the provisions of this Deed Restriction shall automatically terminate with respect to the Unit and the holder of the First Mortgage shall be entitled to transfer the Unit free and clear of this Deed Restriction. In such event the owner of the Unit may, but shall not be required to, file in the Office of the Wasatch County Recorder an affidavit or other notice of termination, reciting the events giving rise to the termination of this Deed Restriction. Any such termination of this Deed Restriction with respect to the Unit shall not affect the enforceability of this Deed Restriction or similar restrictions with respect to other units in the Development.

6.5 The above-described termination of this Deed Restriction shall apply only to the acquisition of the Unit by (or through) the holder of a First Mortgage strictly as

described in the preceding paragraph. **If any other person or entity (including the WCHA) shall acquire the Unit through foreclosure or trustee's sale or by any similar means, such acquisition shall be made, and the Unit shall remain, subject to the terms and conditions of this Deed Restriction which shall not be automatically terminated by said foreclosure sale or other transfer event.**

6.6 Deed Restriction Notification. Before the Unit Owner may sell the Unit or AHU to a third party, it must provide the third-party buyer with a copy of this Deed Restriction.

7. CERTAIN MORTGAGES VOID; PENALTY FOR FRAUD.

7.1 Fraud by Owner; Penalty. The Unit Owner has acknowledged the existence of this Deed Restriction and is aware of the provisions contained herein. The act of failing to rent the Unit in compliance with the provision of this Deed Restriction is subject to Heber City's code and a material and express breach of this Agreement

8. DEFAULT AND REMEDIES.

8.1 Default. Noncompliance with any part of this Deed Restriction constitutes a default, which shall include but are not limited to: (a) unauthorized rental of all or a portion of the Unit; (b) rental to non-qualified individuals or renting the AHU without qualifying an individual; (c) using a Unit as an owner-occupied Primary Residence; (e) failure to submit the Annual Compliance Report; or (f) failure to make timely payments or otherwise defaulting on a lien or mortgage on any Unit.

8.2 Monetary Penalties. Upon Notice from the WCHA to a Unit Owner of default, the Unit Owner shall have thirty (30) days to cure such noncompliance. If the Unit Owner does not cure the noncompliance within thirty (30) calendar days, the WCHA may assess monetary penalties against the Unit Owner of up to two-hundred and fifty dollars (\$250.00) per day beginning on the thirty-first (31) day after providing Notice. Unless prior approval was by the WCHA board, rental of any Unit on a short-term/nightly basis or the use of a Unit or AHU as an owner-occupied residence shall constitute an automatic default without the need to provide the Unit Owner Notice and an opportunity to cure the noncompliance. In those instances, the WCHA may charge the Unit Owner automatic fines of up to the greater of \$500 per day or the rate charged for rental of the Unit per night. The WCHA maintains the right to place a lien on the Unit or AHU providing notification of any fees or fines due under this Deed Restriction.

8.3 WCHA Assumption of Duties. In addition to any other remedy available under this Deed Restriction or the Affordable Housing Agreement, in the event the Unit Owner, or its designated Property Manager, fails to cure a default, to the extent that a cure period is required, or otherwise defaults under this Deed Restriction, which does not require a cure period, the WCHA maintains the right, but not the obligation, to perform all obligations set forth in Section 4, including without exclusion, qualifying prospective renters and ensuring ongoing compliance with existing Qualified Renters ("Assumption of Duties"). In the

event Unit Owner defaults and WCHA elects to exercise its right to the Assumption of Duties, it shall provide Unit Owner with written notice of same no less than (10) ten calendar days prior to assuming the duties. Unit Owner agrees and covenants to pay the WCHA on a monthly no less than ten percent (10%) of the gross amount of monthly rent as a fee for its Assumption of Duties, which shall be due and payable to the Wasatch County Housing Authority on a quarterly basis. In the event WCHA elects to exercise its right to the Assumption of Duties, Unit Owner may reinstate such right after curing the default and upon written permission from the WCHA, which permission shall not be unreasonably withheld.

8.4 Violation of Criminal Code. In addition to the remedies contained herein, the Unit Owner and other individuals dealing with the transfer and/or management of the Unit (including lenders, Realtors, attorneys and title professionals) may be subject to the provisions relating to affordable housing fraud or penalties as found in the City's code (as may be amended or replaced).

8.4 Remedies Not Exclusive. No remedy conferred by any of the specific provisions of this Deed Restriction is intended to be exclusive of any other remedy, and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity by statute or otherwise. The election of any one or more remedies shall not constitute a waiver of the right to pursue other remedies.

8.5 Attorney Fees. If any party shall take or defend against any action for any relief against another party arising out of this Deed Restriction, the prevailing party in such action or defense shall be entitled to reimbursement by the other party for all costs including but not limited to reasonable attorney fees and court costs incurred by the prevailing party in such action or defense and/or enforcing any judgment granted therein, all of which costs shall be deemed to have accrued upon the commencement of such action and/or defense and shall be paid whether or not such action or defense is prosecuted to judgment. Any judgment or order entered in such action or defense shall contain a specific provision providing for the recovery of attorney fees and costs incurred in enforcing such judgment.

9. ENFORCEMENT.

The WCHA shall monitor compliance with the terms of this Deed Restriction and have the power to exercise all remedies available at law and in equity to ensure compliance by the Unit Owner and their successors in interest.

10. TERM.

This Deed Restriction shall continue in full force and effect for 99 years after the Effective Date unless terminated sooner by the mutual agreement of the Unit Owner and the WCHA (the "Term").

11. CHOICE OF LAW.

This Deed Restriction shall be governed and construed in accordance with the laws of the State of Utah.

12. RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND.

12.1 Recordation. Upon execution by the WCHA, this Deed Restriction shall be recorded and filed in the Official Records of Wasatch County, Utah.

12.2 Covenants Run with the Land. The Developer intends, declares and covenants, on behalf of itself and all future Unit Owners, that this Deed Restriction and the covenants and restrictions set forth herein, regulating and restricting the rents, use, occupancy and transfer of the Unit shall be covenants running with the land and improvements constituting the Unit, for the benefit of the City and the WCHA, shall encumber the Unit, and shall be binding upon the Developer and all subsequent Owners of the Unit.

13. MISCELLANEOUS.

13.1 Notice.

a. Any and all notices or demands to the Unit Owner or person(s) required or desired to be given hereunder shall be in writing and shall be validly given or made if (a) deposited in the U.S. mail, certified or registered, postage prepaid, return receipt requested, (b) sent by commercial courier keeping records of deliveries and attempted deliveries, or (c) via hand delivery with signed acknowledgment of receipt by a person of suitable age and discretion. Service by U.S. mail or courier shall be conclusively deemed made on the first business day delivery is attempted. Any notice or demand to the Unit Owner shall be addressed to the address of the Unit Owner appearing on the Wasatch County tax records.

b. Any and all notices or demands to the WCHA shall be in writing and shall be served by (a) mail or commercial courier signed by someone authorized by law to receive service by signing a document indicating receipt or (b) via hand delivery with signed acknowledgment by someone authorized by law to receive. Service shall be complete on the date the receipt is signed. Any notice or demand to the WCHA shall be addressed to:

Wasatch County Housing Authority
175 North Main Street, Suite 201
Heber City, Utah 84032

With a copy to:

Rosing Davidson Frost
Attn: Nicholas W. Frost, Esq.
136 Heber Avenue, Suite 205
Park City, Utah 84060

c. The parties may change their respective addresses for the purpose of receiving notices or demands as herein provided by Notice given in the manner aforesaid to the others, which notice of change of address shall not become effective, however, until the actual receipt thereof by the others or the recording of a change of address by the WCHA.

13.2 Paragraph Headings. Paragraph or section headings within this Deed Restriction are inserted solely for convenience of reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

13.3 Gender and Number. Whenever the context so requires herein, the neuter and gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

13.4 Modifications. Any modification of this Deed Restriction shall be effective only when made by writings signed by the WCHA and the Unit Owner and recorded in the Official Records of Wasatch County, Utah.

13.5 Incorporation of Recitals. The recitals set forth at the beginning of this Amended Deed Restriction are incorporated herein by this reference.

13.6 Subject to Applicable Law. All time periods and covenants herein shall be extended or modified as may be necessary to comply with applicable law.

13.7 Covenants Run with the Land. This Deed Restriction is binding upon the successors in interest to the parties set forth in this Deed Restriction and shall be recorded on the records of the Wasatch County Recorder's Office.

IN WITNESS WHEREOF, the City, Developer, and WCHA has executed this Deed Restriction as of the Effective Date.

****Signature Pages Follow****

DEVELOPER:

THE SPRINGS AT COYOTE RIDGE

Steve Broadbent

By: Steve Broadbent

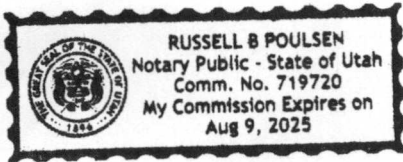
Title: MANAGER

State of Utah)
)
) :SS
County of Wasatch)

On the 8th day of May, 2023, personally appeared before me Steve Broadbent, who being by me duly sworn, did say, that he is a MANAGER of the Springs at Coyote Ridge, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles/certificate of organization or its operating agreement, and that the said Steve Broadbent acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Russell B Poulsen
Notary Public



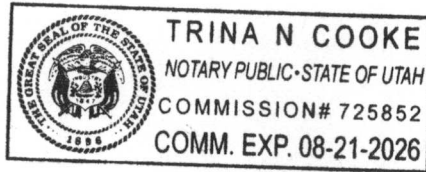
WASATCH COUNTY HOUSING AUTHORITY:

Jeffrey Bradshaw
By: Jeffrey Bradshaw, Executive Director

State of Utah)
) :SS
County of Wasatch)

On the 7th day of Feb, 20 23, personally appeared before me Jeffrey Bradshaw, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Executive Director of Wasatch County Housing Authority and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Jeffrey Bradshaw acknowledged to me that said Corporation executed the same.

Trina N Cooke
Notary Public



HEBER CITY:

Yelda Franco

ATTEST:

Trina N Cooke
Heber City Recorder



EXHIBIT A

Legal Description of Units

ALL OF LOT 136, THE SPRINGS AT COYOTE RIDGE PHASE 3 SUBDIVISION, AS RECORDED AS ENTRY NO. 525417, IN BOOK 1425 AT PAGE 0063 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8084

ALL OF LOT 137, THE SPRINGS AT COYOTE RIDGE PHASE 3 SUBDIVISION, AS RECORDED AS ENTRY NO. 525417, IN BOOK 1425 AT PAGE 0063 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8085

ALL OF LOT 121, THE SPRINGS AT COYOTE RIDGE PHASE 4 SUBDIVISION, AS RECORDED AS ENTRY NO. 525418, IN BOOK 1425 AT PAGE 0064 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8124

ALL OF LOT 122, THE SPRINGS AT COYOTE RIDGE PHASE 4 SUBDIVISION, AS RECORDED AS ENTRY NO. 525418, IN BOOK 1425 AT PAGE 0064 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8125

ALL OF LOT 125, THE SPRINGS AT COYOTE RIDGE PHASE 4 SUBDIVISION, AS RECORDED AS ENTRY NO. 525418, IN BOOK 1425 AT PAGE 0064 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8128

ALL OF LOT 126, THE SPRINGS AT COYOTE RIDGE PHASE 4 SUBDIVISION, AS RECORDED AS ENTRY NO. 525418, IN BOOK 1425 AT PAGE 0064 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL ID NO. 00-0021-8129