

APR 17 2017

Recorded ~~91213~~ Filing No. **91213**

At 3:15 ~~AM~~PM in Book VII Page 1436

Fee 205.⁰⁰ Debra L. Ames Rich County Recorder

Requested by Anderson, Matheson & Peshell

When Recorded Mail to:

Buttercup Estates Property Owners Assn., Inc.
John G. McGee, President
c/o Richard M. Matheson
5383 South 900 East, Suite 205
Salt Lake City, UT 84117

_____(Space Above this Line for Recording Data)_____

DECLARATION OF DISSOLUTION OF BUTTERCUP ESTATES PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to the Declaration of Covenants, Conditions and Restrictions dated May 15, 1979 and recorded in the office of the Rich County Recorder on June 7, 1979 as Entry No. F20,742 in Book H3 at Page 130 and pursuant to the subsequent amendments to the Declaration of Covenants, Conditions and Restrictions recorded in the office of the Rich County Recorder on or about May 4, 1984 as Entry No. 29773; again on or about July 11, 1990 as Entry No. 39984; on October 10, 1990 as Entry No. 40386; on July 15, 2004 as Entry No. 63973; and, on October 17, 2007 as Entry No. 72959, this Declaration of Dissolution is hereby made as directed by the vote of a majority of the lot owners.

This declaration, containing terms and provisions relating to Buttercup Estates described as Lots 1 through 131 of Buttercup Mobile Home Estates and Lots 1 - 28, 30 - 35, and 43 - 60 Buttercup Estates Subdivision (hereinafter referred to jointly as "Buttercup Estates") as recorded on the official plats thereof in the office of the Rich County Recorder, is made on the date set forth at the end hereof by the Buttercup Estates Property Owners Association, Inc., a Utah corporation, hereafter called declarant for itself, its successors, grantees and assigns. This document affects the following described real property located in Rich County, State of Utah, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

RECITALS

1. The Buttercup Estates Property Owners Association, Inc., and subdivisions were established with the recording of two plats and Buttercup's Covenants, Conditions & Restrictions (as amended and restated), its "CC&Rs", which are included in Buttercup Estates' "Governing Documents," together with its By-laws and Rules. Buttercup Estates consists of what were originally designated and platted separately as Buttercup Mobile Home Estates and Buttercup Estates Subdivision.

2. These two subdivisions are adjoining and governed by a single set of CC&Rs and considered as one subdivision. The plats showing Buttercup Estates subdivisions, both bear the surveyor's certificate date of May 13, 1984.

3. Buttercup Estates' original CC&Rs were recorded on June 7, 1979 as Entry No. F20,742 in Book H3 at Page 130 of the Official Records of the County Recorder of Rich County, Utah, which CC&Rs have been amended and/or amended and restated several times since then, beginning on or about May 4, 1984, Entry No. 29773; again on or about July 11, 1990, Entry No. 39984; October 10, 1990, Entry No. 40386; July 15, 2004, Entry No. 63973; and, October 17, 2007, Entry No. 72959, all as is more fully shown in the Office of the Rich County Recorder.

4. Buttercup Estates plats designate certain areas as "open space", which areas include 16 feet wide pathways along the perimeter and between most of the individual lots in the mobile home part of the subdivision and wider areas underlying certain preexisting topographic impediments and irrigation canals in the estates part of the subdivision. The plats also show the interior and connecting roadways that provide access to Buttercup's individual lot owners from roadways outside of the subdivisions.

5. Buttercup Estates Property Owners Association, Inc., has been in continual existence since its recording, however, during that time, all of its roadways have been dedicated to and accepted by Garden City as public roadways, with maintenance and repair of the roadways also assumed by Garden City at that time. Certain of the open space designated on Buttercup Estates' original plats has also been dedicated to and accepted by Garden City for use as a public park.

6. By a sufficient majority, Buttercup Estates lot owners have voted to terminate the Buttercup Estates Property Owners Association, Inc., and dissolve its associated non-profit entity with the State of Utah.

7. By Warranty Deed dated January 23, 2017 and recorded February 9, 2017 in Book VII at Page 463 and by Warranty Deed dated February 22, 2017 and recorded March 6, 2017 as Entry No. 91047 in Book VII at Page 821 in the records of the Rich County Recorder, Utah, Buttercup Estates Property Owners Association, Inc., conveyed to Garden City all remaining perpetual private use open spaces and easements of Buttercup Estates as shown on the official plats of said subdivisions filed in the office of the Recorder of Rich County, Utah. A copy of said plats is attached hereto as Exhibit "B".

8. No outside boundary line nor internal lot, open space or roadway boundary line shown on the original Buttercup Estates plats were changed or altered in any way as a result of the conveyance of all remaining perpetual private use open spaces and easements of Buttercup Estates. Only the owner of the remaining undedicated open space was changed as a result of said conveyance.

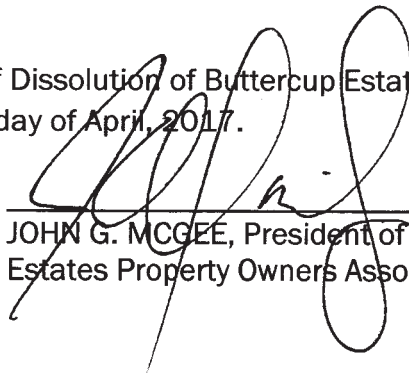
9. Articles of Dissolution for Buttercup Estates Property Owners Association, Inc., will be filed with the State of Utah on or before April 14, 2017 with an effective date as of the date of filing.

10. It is the intent of the members of Buttercup Estates Property Owners Association pursuant to the Plan of Dissolution to terminate its ownership of all open spaces and to terminate the covenants, conditions and restrictions of Buttercup Estates as to all lots.

DECLARATION

WITNESSETH NOW, THEREFORE, Declarant hereby makes the following declaration relating to Buttercup Estates and hereby declares that the members of Buttercup Estates Property Owners Association voted by a sufficient majority to terminated the Buttercup Estates Property Owners Association and to dissolve the Buttercup Estates Property Owners Association, Inc., effective upon the filing of Articles of Dissolution with the State of Utah. Said Articles of Dissolution will be filed with the State of Utah on or before April 14, 2017 and become effective as of the date of filing.

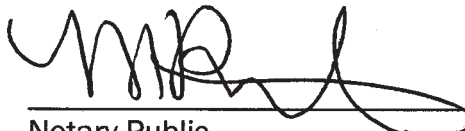
IN WITNESS WHEREOF, this Declaration of Dissolution of Buttercup Estates Property Owners Association, Inc., was executed the 10 day of April, 2017.



JOHN G. MCGEE, President of Buttercup Estates Property Owners Association, Inc.

COUNTY OF SALT LAKE)
 :SS
STATE OF UTAH)

On the 10 day of April, 2017 personally appear before me, JOHN G. MCGEE, who, being duly sworn, did say that he is the president of BUTTERCUP ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Utah corporation, and that said instrument was signed on behalf of said corporation by authority of its bylaws and by a resolution of its members and said JOHN G. MCGEE, duly acknowledged to me that said corporation executed the same.



Notary Public
Residing at Salt Lake County, Utah

My Commission Expires



EXHIBIT "A"
LEGAL DESCRIPTION

The land described in the foregoing document is located in Rich County, Utah and is described more particularly as follows:

BUTTERCUP MOBILE HOME ESTATES, as recorded in the office of the Rich County Recorder, TOGETHER WITH ALL COMMON AREAS AND FACILITIES APPURTENANT THERETO.

LOT #	Tax ID #	LOT #	Tax ID #	LOT #	Tax ID #	LOT #	Tax ID #
1	41-21-32-001	40	41-21-32-040	79	41-21-32-079	118	41-21-32-118
2	41-21-32-002	41	41-21-32-041	80	41-21-32-080	119	41-21-32-119
3	41-21-32-003	42	41-21-32-042	81	41-21-32-081	120	41-21-32-120
4	41-21-32-004	43	41-21-32-043	82	41-21-32-082	121	41-21-32-121
5	41-21-32-005	44	41-21-32-044	83	41-21-32-083	122	41-21-32-122
6	41-21-32-006	45	41-21-32-045	84	41-21-32-084	123	41-21-32-123
7	41-21-32-007	46	41-21-32-046	85	41-21-32-085	124	41-21-32-124
8	41-21-32-008	47	41-21-32-047	86	41-21-32-086	125	41-21-32-125
9	41-21-32-009	48	41-21-32-048	87	41-21-32-087	126	41-21-32-126
10	41-21-32-010	49	41-21-32-049	88	41-21-32-088	127	41-21-32-127
11	41-21-32-011	50	41-21-32-050	89	41-21-32-089	128	41-21-32-128
12	41-21-32-012	51	41-21-32-051	90	41-21-32-090	129	41-21-32-129
13	41-21-32-013	52	41-21-32-052	91	41-21-32-091	130	41-21-32-130
14	41-21-32-014	53	41-21-32-053	92	41-21-32-092	131	41-21-32-131
15	41-21-32-015	54	41-21-32-054	93	41-21-32-093		
16	41-21-32-016	55	41-21-32-055	94	41-21-32-094		
17	41-21-32-017	56	41-21-32-056	95	41-21-32-095		
18	41-21-32-018	57	41-21-32-057	96	41-21-32-096		
19	41-21-32-019	58	41-21-32-058	97	41-21-32-097		
20	41-21-32-020	59	41-21-32-059	98	41-21-32-098		
21	41-21-32-021	60	41-21-32-060	99	41-21-32-099		
22	41-21-32-022	61	41-21-32-061	100	41-21-32-100		
23	41-21-32-023	62	41-21-32-062	101	41-21-32-101		
24	41-21-32-024	63	41-21-32-063	102	41-21-32-102		
25	41-21-32-025	64	41-21-32-064	103	41-21-32-103		
26	41-21-32-026	65	41-21-32-065	104	41-21-32-104		
27	41-21-32-027	66	41-21-32-066	105	41-21-32-105		
28	41-21-32-028	67	41-21-32-067	106	41-21-32-106		
29	41-21-32-029	68	41-21-32-068	107	41-21-32-107		
30	41-21-32-030	69	41-21-32-069	108	41-21-32-108		
31	41-21-32-031	70	41-21-32-070	109	41-21-32-109		
32	41-21-32-032	71	41-21-32-071	110	41-21-32-110		
33	41-21-32-033	72	41-21-32-072	111	41-21-32-111		
34	41-21-32-034	73	41-21-32-073	112	41-21-32-112		See next
35	41-21-32-035	74	41-21-32-074	113	41-21-32-113		page
36	41-21-32-036	75	41-21-32-075	114	41-21-32-114		for
37	41-21-32-037	76	41-21-32-076	115	41-21-32-115		Buttercup
38	41-21-32-038	77	41-21-32-077	116	41-21-32-116		Estates

39	41-21-32-039	78	41-21-32-078	117	41-21-32-117	Subdivision
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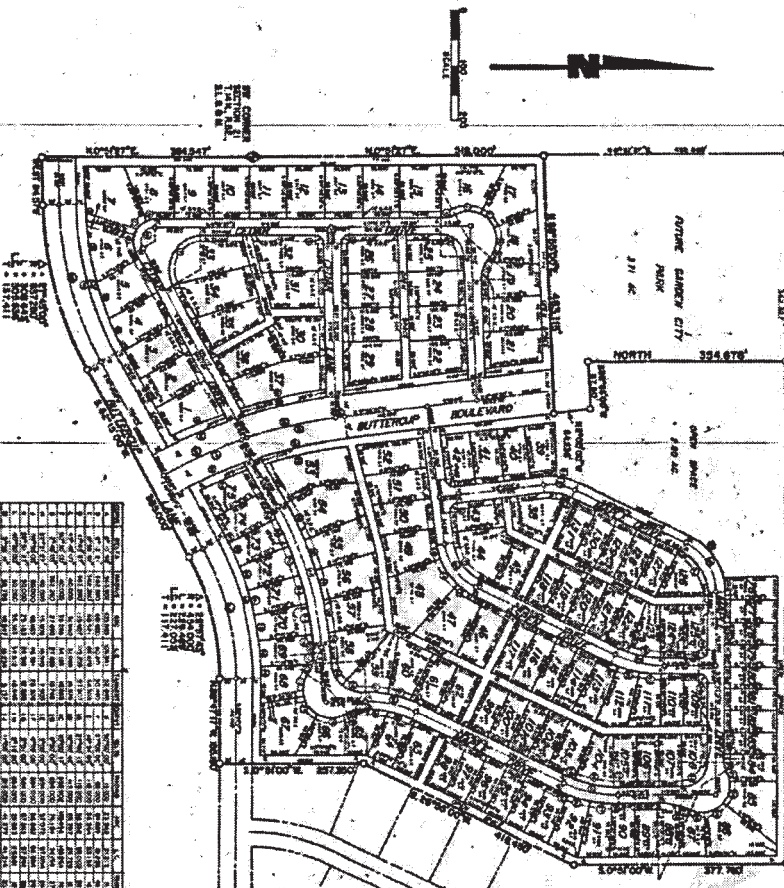
BUTTERCUP ESTATES SUBDIVISION , as recorded in the office of the Rich County Recorder, TOGETHER WITH ALL COMMON AREAS AND FACILITIES APPURTENANT THERETO.

LOT #	TAX ID #	LOT #	TAX ID #
1	41-29-01-001	30	41-29-01-030
2	41-29-01-002	31	41-29-01-031
3	41-29-01-003	32	41-29-01-032
4	41-29-01-004	33	41-29-01-033
5	41-29-01-005	34	41-29-01-034
6	41-29-01-006	35	41-29-01-035
7	41-29-01-007	36-41	NO SUCH LOTS
8	41-29-01-008	42	41-29-01-042
9	41-29-01-009	43	41-29-01-043
10	41-29-01-010	44	41-29-01-044
11	41-29-01-011	45	41-29-01-045
12	41-29-01-012	46	41-29-01-046
13	41-29-01-013	47	41-29-01-047
14	41-29-01-014	48	41-29-01-048
15	41-29-01-015	49	41-29-01-049
16	41-29-01-016	50	41-29-01-050
17	41-29-01-017	51	41-29-01-051
18	41-29-01-018	52	41-29-01-052
19	41-29-01-019	53	41-29-01-053
20	41-29-01-020	54	41-29-01-054
21	41-29-01-021	55	41-29-01-055
22	41-29-01-022	56	41-29-01-056
23	41-29-01-023	57	41-29-01-057
24	41-29-01-024	58	41-29-01-058
25	41-29-01-025	59	41-29-01-059
26	41-29-01-026	60	41-29-01-060
27	41-29-01-027		
28	41-29-01-028		
29	NO SUCH LOT		

BUTTERCUP MOBILE HOME ESTATES

A PART OF THE SW 1/4 OF SECTION 21, T.44 N., R.32 E.,
SALT LAKE COUNTY, UTAH

PHASE 1: LOTS 1-27
PHASE 2: LOTS 28-73
PHASE 3: LOTS 74-131



MOUNTAIN WEST DESIGN, INC.
68 WEST 100 NORTH ST.
LOGAN, UTAH 84301

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LOT NO.	OWNER	ACRES	AREA	PERMITS	REMARKS
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OWNERS' DECLARATION

I, SWAN CREEK VILLAGE, INC., do hereby certify that the above described property is a mobile home estate and that the same is being offered for sale to the public by the undersigned.

SWAN CREEK VILLAGE, INC.
General Manager

ACKNOWLEDGMENT

Notary Public for the State of Utah

BOUNDARY DESCRIPTION

A PART OF THE SW 1/4 OF SECTION 21, T.44 N., R.32 E., SALT LAKE COUNTY, UTAH, BEING THE BUTTERCUP MOBILE HOME ESTATES, PHASE 1, 2, AND 3, AS SHOWN ON THE PLAT HEREIN.

RECORDING INFORMATION

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON THIS 14th DAY OF APRIL, 1988.