

Ent 517566 Bk 1404 Pg 968 - 971  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Apr 01 04:50PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

Assessor Parcel Nos.:  
00-0010-9590, 00-0010-9921, 00-0010-9855  
00-0021-4252, 00-0021-4253, 00-0021-4254  
RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
Fragola Lakeside LLC  
2188 South Creekside Court  
Heber City, Utah 84032

*Recorder's Use Only*

Atlas# 3710410

**ASSIGNMENT AND ASSUMPTION  
OF  
STRAWBERRY RANCH DEVELOPMENT AGREEMENT**

This Assignment and Assumption of Strawberry Ranch Development Agreement (this "Assignment") is made and entered into as of March 31, 2022, by BFR Investment Company, a Utah limited liability company (the "Assignor"), and Fragola Lakeside LLC, a Utah limited liability company (the "Assignee").

**WITNESSETH:**

WHEREAS, the Assignor desires to assign to the Assignee, and the Assignee desires to accept from the Assignor, an assignment of all of the Assignor's right, title and interest in and to that certain Strawberry Ranch Development Agreement dated as of April 25, 2017, recorded May 29, 2019, as entry number 464011, book 1253, page 578, of the Wasatch County Recorder's records (the "Development Agreement") but only insofar as it relates to the area commonly known as Phase 1 or Parcel 1 of the real property described in the Development Agreement and more particularly described on Exhibit A (as limited, the "Property");

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Assignor does hereby grant, bargain, sell, convey and assign to the Assignee all of the Assignor's right, title and in and to the Development Agreement related solely to the Property, and the Assignee hereby agrees to assume and undertake all of the obligations of the Assignor under the Development Agreement related solely to the Property.

IN WITNESS WHEREOF, the Assignor and the Assignee have caused this Assignment to be executed as of the date first above written.

“ASSIGNOR”:

BFR Investment Company LLC

By [Signature]  
Burke Roney, Manager

“ASSIGNEE”:

Fragola Lakeside LLC

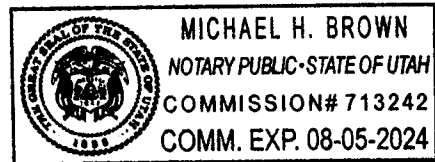
By [Signature]  
Burke Roney, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF WAGAH )

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2022, by Burke Roney as the Manager of BFR Investment Company LLC, a Utah limited liability company.

[Signature]  
Notary Public

My commission expires:  
8/5/24

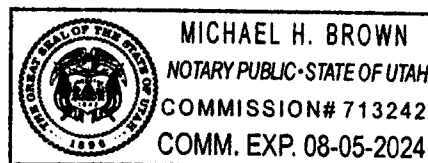


STATE OF UTAH )  
 ) ss.  
COUNTY OF WAGAH )

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2022, by Burke Roney as the Manager of Fragola Lakeside LLC, a Utah limited liability company.

[Signature]  
Notary Public

My commission expires:  
8/5/24



**EXHIBIT A**  
LEGAL DESCRIPTION OF THE REAL PROPERTY

The Land referred to herein below is situated in the County of Wasatch, State of Utah, and is described as follows:

STRAWBERRY RANCH

**RECORD OF SURVEY PARCEL 1 LEGAL DESCRIPTION**

PORTIONS OF LAND IN SECTIONS 17, 19, AND 20 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, UTAH SPECIAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A BUREAU OF RECLAMATION (BOR) MONUMENT THAT IS N87°08'57"E 317.85 FEET FROM THE U.S. FOREST SERVICE (USFS) ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UTAH SPECIAL MERIDIAN (BASIS OF BEARINGS IS SOUTH 01°19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRING" AND THE SOUTHEAST CORNER OF SAID SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS);

THENCE N88°56'53"E 990.45 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND THE USFS BOUNDARY TO A BOR MONUMENT; THENCE ALONG THE USFS BOUNDARY TO BOR MONUMENTS THE FOLLOWING NINE (9) COURSES: 1) N00°12'34"W 648.73 FEET; 2) N89°03'54"E 329.84 FEET; 3) N00°13'38"W 324.03 FEET; 4) N89°07'01"E 329.65 FEET; 5) N00°16'20"W 323.71 FEET; 6) N89°10'24"E 329.58 FEET; 7) S00°17'24"E 970.11 FEET; 8) N89°00'45"E 330.17 FEET; 9) S00°20'39"E 323.02 FEET TO A BOR BRASS CAP MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20; THENCE S00°26'34"E 1,108.74 FEET ALONG THE USFS BOUNDARY; THENCE S89°36'55"W 1,768.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY FOREST ROAD 090, SAID RIGHT-OF-WAY LINE BEING THE BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND KESSLER FAMILY TRUST PROPERTY BOUNDARY THE FOLLOWING THREE COURSES: 1) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,902.74 FEET, FROM WHICH POINT A RADIAL LINE BEARS S49°18'00"E; THENCE 74.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'25", WITH A CHORD BEARING AND DISTANCE OF N41°49'43"E 74.95 FEET, 2) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,902.74 FEET; THENCE 268.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'37", WITH A CHORD BEARING AND DISTANCE OF N47°00'13"E 268.56 FEET, 3) TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,160.86 FEET; THENCE 52.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'28", WITH A CHORD BEARING AND DISTANCE OF N49°44'47"E 52.83 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY THE FOLLOWING FIVE (5) COURSES: 1) N47°47'04"W 312.09 FEET; 2) S75°13'43"W 601.60 FEET; 3) S54°27'51"W 557.87 FEET; 4) N89°58'59"W 121.00 FEET; 5) N27°08'00"E 1,205.57 FEET TO THE POINT OF BEGINNING.

Said property includes Commercial Lot A & B, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

Also: Resort Area Phase 1A, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area as defined and described on the Recorded Plat, on file in the office of the Wasatch County Recorder, State of Utah.

Along with all common areas contained within Strawberry Ranch Phase 1A.

**Less and excepting from the above-described properties:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Strawberry Ranch Phase 1A, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

**Above description effects Tax ID Nos. 00-0010-9590, 00-0010-9921, 00-0010-9855, Parcel No. 00-0021-4252, 00-0021-4253, and 00-0021-4254.**