

Upon recordation, please return a copy to:
South Willow Ranches Owners Assn.
c/o Burt R. Willie
Smith Knowles
2225 Washington Blvd., Suite 200
Ogden, UT 84401

**ACKNOWLEDGEMENT & CONSENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS FOR SOUTH WILLOW RANCHES
SUBDIVISION**

THIS ACKNOWLEDGEMENT & CONSENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS FOR SOUTH WILLOW RANCHES SUBDIVISION ("Agreement") is made and effective as of the date executed below, by SEA RAY INVESTMENTS, LLC, a Nevada limited liability company ("Sea Ray") for the purpose of acknowledging the validity of the Declaration of Covenants, Conditions, Restrictions and Easements for South Willow Ranches Subdivision, as amended, recorded on March 4, 2010, as Entry No. 339072 in the office of the Tooele County Recorder (the "Declaration"), which is binding upon all lots within Phase 2, including the lots owned by Sea Ray, as more particularly described in **Exhibit "A"** ("Sea Ray Lots"), with the South Willow Ranches Subdivision being managed and operated by the South Willow Ranches Owners Association, Inc. a Utah non-profit homeowner association ("Association").

RECITALS

- A. The Association is the authorized and established homeowner association for the South Willow Ranches Subdivision, comprised of lots and common areas in both Phase 1 and Phase 2.
- B. The Plat for South Willow Ranches Phase 1 was recorded on April 5, 2005, as Entry No. 238437.
- C. The Declaration of Covenants, Conditions, Restrictions & Easements for South Willow Ranches Subdivision, as amended, was recorded on May 19, 2005, as Entry No. 240674 in the office of the Tooele County Recorder ("Phase 1 Declaration").
- D. The Plat for South Willow Ranches Phase 2 was recorded on October 4, 2006, as Entry No. 269039.
- E. The Sea Ray Lots are identified within the Phase 2 Plat, as more particularly described in **Exhibit A**.
- F. Sea Ray is the owner of record of the Sea Ray Lots.
- G. The Sea Ray Lots were purchased by Sea Ray at a non-judicial foreclosure sale, as reflected in that certain Trustee's Deed, dated August 18, 2010, as Entry No. 345760 and later the Corrected Trustee's Deed dated September 15, 2011, as Entry No. 360176.
- H. The Sea Ray Lots are hereby subjected to and governed by that certain Declaration of Covenants, Conditions, Restrictions and Easements for South Willow Ranches Subdivision, as amended, originally recorded on March 4, 2010, as Entry No. 339072 in

the office of the Tooele County Recorder (the "Declaration"), which governs all Lots within the Phase 2 of the South Willow Ranches planned community.

1. The Declaration imposes certain rights and obligations, including assessments, upon all lots in South Willow Ranches Subdivision, including the Sea Ray lots.

AGREEMENT


1. Recitals Incorporated. The Recitals set forth above, including the defined terms set forth therein, are hereby incorporated as material provisions of this Agreement.

2. Acknowledgement & Consent to Declaration and Association. Sea Ray hereby voluntarily subjects the Sea Ray Lots to the terms and conditions of the Declaration, as amended. Further, Sea Ray acknowledges that the Declaration, South Willow Ranches Subdivision and the Sea Ray Lots are governed by the Association. From the date of recording of this Agreement, Sea Ray consents that the Sea Ray Lots shall in all respects be treated as all other lots in the South Willow Ranches Subdivision, as further set forth in the Declaration.

3. Record Notice to All Subsequent Owners. The Agreement shall serve as record notice to all successors, heirs, beneficiaries, executors, administrators and assigns, including subsequent purchasers, that the Sea Ray Lots are subject to the Declaration, Phase 2 Plat and, in all respects, form part of the South Willow Ranches Subdivision and members of the Association, with all respective rights and responsibilities.

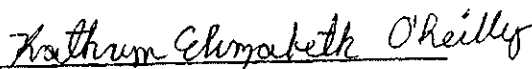
4. Authorization. The undersigned represents and warrants, without any limitation or qualification of any kind whatsoever, that (i) he/she is duly authorized and empowered to enter into and sign this Agreement, (ii) the obligations in this Agreement are binding, (iii) its signatory below has authority to enter into this Agreement on its behalf; and (iv) he/she knows of no physical or mental condition that would preclude him/her from executing this Agreement.

SEA RAY INVESTMENTS, LLC


 By: Ronald G. Bushnell
 Its: Manager

STATE OF UTAH,)
 : ss.
 County of Washington.)

On the 24th day of March, 2020, personally appeared before me Ronald G. Bushnell, who being by me duly sworn did say that he is the Manager of Sea Ray Investments, LLC, a Nevada limited liability company, and that he executed the foregoing instrument on behalf of said company, being duly authorized and empowered to do so, and that the company executed the same for the uses and purposes stated therein.


 Notary Public

**EXHIBIT A
TO SETTLEMENT AGREEMENT**

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lots 206, 208 through 222, 224, 225, 227 through 230, 233 through 243, Parcel A, Lots B through D, and Parcel E. SOUTH WILLOW RANCHES PHASE 2, according to the official plat thereof, on file and of record in the Tooele County Recorders' Office.

The Subject Property is further identified with the following parcel numbers:

16-016-0-0206	16-016-0-0217	16-016-0-0229	16-016-0-0241
16-016-0-0208	16-016-0-0218	16-016-0-0230	16-016-0-0242
16-016-0-0209	16-016-0-0219	16-016-0-0233	16-016-0-0243
16-016-0-0210	16-016-0-0220	16-016-0-0234	16-016-0-000A
16-016-0-0211	16-016-0-0221	16-016-0-0235	16-016-0-000B
16-016-0-0212	16-016-0-0222	16-016-0-0236	16-016-0-000C
16-016-0-0213	16-016-0-0224	16-016-0-0237	16-016-0-000D
16-016-0-0214	16-016-0-0225	16-016-0-0238	16-016-0-000E
16-016-0-0215	16-016-0-0227	16-016-0-0239	
16-016-0-0216	16-016-0-0228	16-016-0-0240	

Acknowledgment

State of Utah)

§

County of Washington)

On this 24th day of March, in the year 2020, before me, Kathryn E. O'Reilly a notary
date month year notary public name

public, personally appeared Ronald G. Bushnell, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.

Kathryn Elizabeth O'Reilly
(notary signature)

(seal)

