

Entry 2020005851
Book 1667 Pages 545-552 \$40.00
20-Aug-20 01:49
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120, SALT LAKE CITY, UTAH 84121
Rec By: Dana Brown, Deputy Recorder
Electronic Recording

05-052.0203 & 05.052.0204

RETURN RECORDED DOCUMENT TO:

Ent 2020005851
Book 1667 Pg 545

Vernal Ventures LLC
c/o DLP Capital Partners LLC
605 Palencia Club Drive
St. Augustine, FL 32095

**TERMINATION OF RECIPROCAL EASEMENT AGREEMENT WITH
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS TERMINATION OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (the "Termination") is executed this 18 day of August, 2020, by VERNAL VENTURES LLC, LLC, a Florida limited liability company and CASSIDY PROPERTY MANAGEMENT LLC, a Pennsylvania limited liability company, as tenants in common (collectively, "Vernal #1), and VERNAL VENTURES II LLC, a Florida limited liability company and GLEMSER BETHLEHEM PROPERTY, LP, a Pennsylvania limited liability company, as tenants in common (collectively, "Vernal #2"). Vernal #1 and Vernal #2 shall sometimes hereinafter be referred to individually as a "Party," and collectively as the "Parties."

WHEREAS, Ashley Creek Village, LLC ("Ashley #1) and Ashley Creek Village II, LLC ("Ashley #2"), each a Utah limited liability company entered into a certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated December 19, 2011 and recorded in the official records of Uintah County, Utah on December 19, 2011 as Entry No. 2011009105, in Book 1259, at Pages 49-60 (herein, the "REA").

WHEREAS, Vernal #1 and Vernal #2 are the current owners of the Property identified in the REA and the successors in interest to Ashley #1 and Ashley #2; and

WHEREAS, Vernal #1 and Vernal #2, by virtue of this Termination, desire to terminate the REA.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, the Parties agree as follows:

1. **TERMINATION.** The REA is hereby terminated in its entirety effective the year and date first above written.

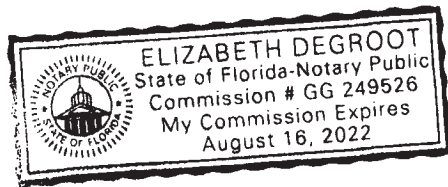
[Signatures on Following Page]

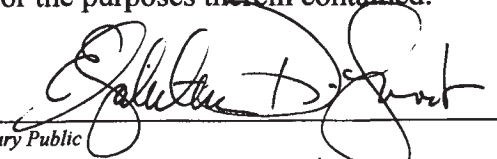
VERNAL VENTURES LLC,
a Florida limited liability company
DLP Capital Partners LLC, its Manager
DLP Real Estate Capital Inc., its Manager

By: 
By: Donald Wenner, President

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of August, 2020 by Donald Wenner, President of DLP Real estate Capital Inc., Manager of DLP Capital Partners LLC, Manager of Vernal Ventures LLC, who is personally known to me and executed the foregoing for the purposes therein contained.




Notary Public

Name printed: Elizabeth DeGroot

My Commission Expires: 8/16/22

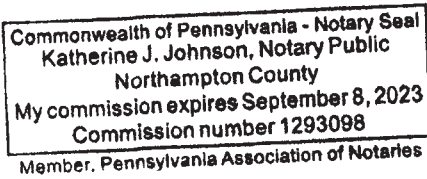
CASSIDY PROPERTY MANAGEMENT, LLC,
a Pennsylvania limited liability company

By: *Raymond G. Glemser, II*
Raymond G. Glemser, II, Member

By: _____
Andrew J. Glemser, Member

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Northampton

On this, the 5th day of August, 20220, before me, *Katherine Johnson*, the undersigned officer, personally appeared Raymond G. Glemser II, who acknowledged himself to be the Member of Cassidy Property Management, LLC, a limited liability company, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.
In witness whereof, I hereunto set my hand and official seals.



Katherine Johnson
Notary Public

Name printed: *Katherine Johnson*
My Commission Expires: *Sept 8 2023*

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this, the _____ day of August, 20220, before me, _____, the undersigned officer, personally appeared Andrew J. Glemser, who acknowledged himself to be the Member of Cassidy Property Management, LLC, a limited liability company, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.
In witness whereof, I hereunto set my hand and official seals.

Notary Public

Name printed:
My Commission Expires:

CASSIDY PROPERTY MANAGEMENT, LLC,
a Pennsylvania limited liability company

By: _____
Raymond G. Glemser, II, Member

By: *Andrew J. Glemser*
Andrew J. Glemser, Member

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

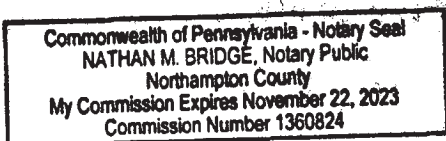
On this, the _____ day of August, 20220, before me, _____, the undersigned officer, personally appeared Raymond G. Glemser II, who acknowledged himself to be the Member of Cassidy Property Management, LLC, a limited liability company, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.
In witness whereof, I hereunto set my hand and official seals.

Notary Public

Name printed:
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Northampton*

On this, the *6th* day of August, 20220, before me, *Nathan M. Bridge* the undersigned officer, personally appeared Andrew J. Glemser, who acknowledged himself to be the Member of Cassidy Property Management, LLC, a limited liability company, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.
In witness whereof, I hereunto set my hand and official seals.



Nathan M. Bridge
Notary Public

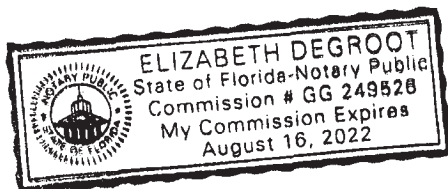
Name printed:
My Commission Expires: *11/22/23*

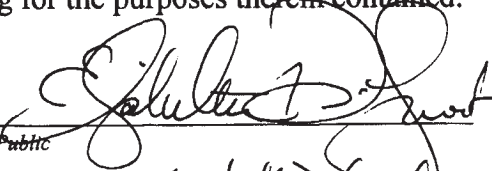
VERNAL VENTURES II LLC,
a Florida limited liability company
DLP Capital Partners LLC, its Manager
DLP Real Estate Capital Inc., its Manager

By: 
By: Donald Wenner, President

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of August, 2020 by Donald Wenner, President of DLP Real estate Capital Inc., Manager of DLP Capital Partners LLC, Manager of Vernal Ventures II LLC, who is personally known to me and executed the foregoing for the purposes therein contained.

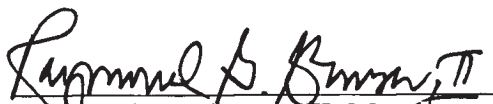



Notary Public
Name printed: Elizabeth DeGroot
My Commission Expires: 8/16/22

GLEMSER BETHLEHEM PROPERTY, LP,

a Pennsylvania limited partnership

By: 528 North New Street Property, LLC,
its General Partner

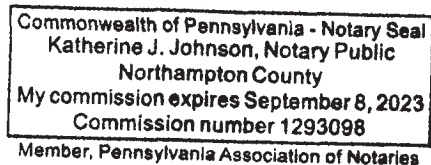

Raymond G. Glemser, II, Member

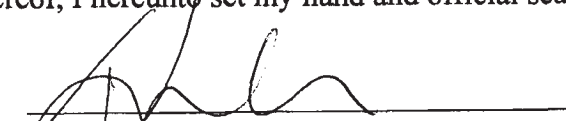
Andrew J. Glemser, Member

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Northampton

On this, the 5th day of August, 20220, before me, Katherine J Johnson the undersigned officer, personally appeared Raymond G. Glemser II, who acknowledged himself to be the Member of 528 North New Street Property, LLC, General Partner of Glemser Bethlehem Property, LP, a limited partnership, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member. In witness whereof, I hereunto set my hand and official seals.





Notary Public

Name printed: Katherine J Johnson
My Commission Expires: Sept 8 2023

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

On this, the _____ day of August, 20220, before me, _____, the undersigned officer, personally appeared Andrew J. Glemser, who acknowledged himself to be the Member of 528 North New Street Property, LLC, General Partner of Glemser Bethlehem Property, LP, a limited partnership, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member. In witness whereof, I hereunto set my hand and official seals.

Notary Public

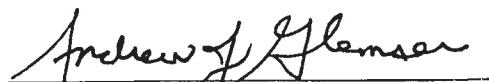
Name printed:
My Commission Expires:

GLEMSER BETHLEHEM PROPERTY, LP,

a Pennsylvania limited partnership

By: 528 North New Street Property, LLC,
its General Partner

Raymond G. Glemser, II, Member



Andrew J. Glemser, Member

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

On this, the _____ day of August, 20220, before me, _____, the undersigned officer, personally appeared Raymond G. Glemser II, who acknowledged himself to be the Member of 528 North New Street Property, LLC, General Partner of Glemser Bethlehem Property, LP, a limited partnership, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member. In witness whereof, I hereunto set my hand and official seals.

Notary Public

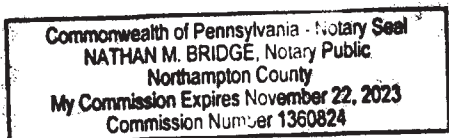
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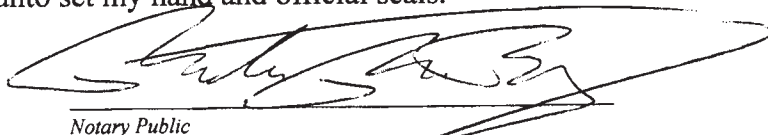
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Northampton

On this, the 6th day of August, 20220, before me, Nathan M. Bridge, the undersigned officer, personally appeared Andrew J. Glemser, who acknowledged himself to be the Member of 528 North New Street Property, LLC, General Partner of Glemser Bethlehem Property, LP, a limited partnership, and that he as such Member, being authorized to do so, executed foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member. In witness whereof, I hereunto set my hand and official seals.





Notary Public

Name printed: Nathan M. Bridge

My Commission Expires: 11/22/23

EXHIBIT A
PROPERTY DESCRIPTION

LOTS 3 and 4, ASHLEY CREEK VILLAGE SUBDIVISION, according to the official plat thereof on file in the office of the Recorder, Uintah County, Utah, recorded November 22, 2010 as Entry No. 2010009962.

Tax Id No.: 05-052-0203, 05-052-0204