

Entry 2021011885  
Book 1753 Pages 942-949 \$164.00  
10-Dec-21 12:05  
BRENDA MCDONALD  
RECORDER, UINTAH COUNTY, UTAH  
COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120  
SALT LAKE CITY, UT 84121  
Rec By: Dana Brown, Deputy Recorder  
Electronic Recording

WHEN RECORDED, RETURN TO:

Melanie R. Clark  
Stoel Rives LLP  
201 S. Main, Suite 1100  
Summit City, UT 84111  
~~SALT LAKE~~

CTA 143004-CAU

APNs: 05-053-0601 through 05-053-0672

Ent 2021011885  
Book 1753 Pg 942

## ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS

FOR

### SILVER PINES CONDOMINIUMS

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS FOR SILVER PINES CONDOMINIUMS (this "Assignment") is entered into as of December 10, 2021, by and between Silver Pines Condominiums, LLC, a Utah limited liability company ("Assignor"), and Silver Pines Vernal, LLC, a Utah limited liability company ("Assignee").

### RECITALS

A. Assignor is the Declarant pursuant to that certain Amended and Restated Declaration of Condominium of Silver Pines Condominiums, recorded with the Official Records for Summit County, Utah on November 18, 2011, as Entry No. 2011008297 (as amended and supplemented, the "Declaration").

B. The Declaration pertains to certain real property located in Summit County, Utah, known as Silver Pines Condominiums, as more fully described in Exhibit A, attached hereto and incorporated herein by reference (the "Project").

C. The Declaration reserves and grants to the Declarant thereunder certain rights and obligations.

D. Assignor has transferred all of its Condominium Units to Assignee and desires to further assign to Assignee all of the rights of Declarant under the Declaration.

### AGREEMENTS

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Assignment shall have the meaning or meanings given to them in the Declaration.

The Recitals set forth above shall constitute a portion of the terms of this Assignment and are hereby incorporated by this reference.

2. Assignment of Rights. Assignor hereby assigns, transfers, conveys and sets over to Assignee all of Assignors' rights, title and interest of Assignor as Declarant under the Declaration. With respect to the Project, Assignee hereby accepts the foregoing assignment.

3. Reservation of Declarant Rights. The Declaration shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Assignment.

4. Further Assurances. Assignor and Assignee each agree to execute and deliver to the other, upon demand, such further documents, instruments and conveyances, and shall take such further actions, as are necessary or desirable to effectuate this Assignment.

5. Authority to Execute. Each party expressly represents and warrants that the individual executing this Assignment on its behalf has all requisite authority to bind such party to the terms of this Assignment.

6. Entire Agreement. This Assignment represents the entire understanding of the parties hereto with respect to the matters set forth herein and supersedes all prior written or oral agreements or representations, if any, relative to the subject matter.

7. Amendments. This Assignment may not be altered, waived, amended, or extended except by a written agreement signed by the parties.

8. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be an original, and all of which together shall constitute a single instrument.

9. Successors and Assigns. This Assignment shall be binding upon and inure to the benefits of the parties hereto and their successors and assigns.

10. Governing Law. This Assignment shall be interpreted in accordance with the laws of the State of Utah, without giving effect to its choice of law provisions.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, Assignor has caused this Assignment and Assumption of Declarant Rights for Silver Pines Condominiums to be executed and sealed as of the day and year first above written.

**ASSIGNOR:**

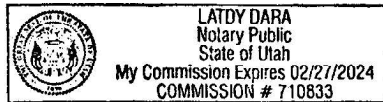
SILVER PINES CONDOMINIUMS, LLC, a Utah limited liability company

By: [Signature]  
Name: HAROLD IRVING  
Its: MANAGER

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF Salt Lake )

On this 24 day of November, 2021, personally appeared before me Harold Irving, 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 s/he is the Manager of Silver Pines Condominiums, LLC and that said document was signed in behalf of said entity and acknowledged to me that said entity executed the same.

Witness my hand and official seal.



[Signature]  
NOTARY SIGNATURE  
Residing at: Salt Lake  
My Commission Expires: 2-27-2024

IN WITNESS WHEREOF, Assignee has accepted this Assignment and Assumption of Declarant Rights for Silver Pines Condominiums as of the day and year first above written.

**ASSIGNEE:**

SILVER PINES VERNAL, LLC, a Utah limited liability company

By: *[Signature]*  
Name: Harold Evans  
Its: DIRECTOR

STATE OF UTAH            )  
  :SS.  
COUNTY OF Salt Lake )

On this 26 day of November, 2021, personally appeared before me Harold Evans, 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 s/he is the Director of Silver Pines Vernal, LLC and that said document was signed in behalf of said entity and acknowledged to me that said entity executed the same.

Witness my hand and official seal.



*[Signature]*  
NOTARY SIGNATURE  
Residing at: Salt Lake  
My Commission Expires: 2-27-2024

IN WITNESS WHEREOF, Assignee has accepted this Assignment and Assumption of Declarant Rights for Silver Pines Condominiums as of the day and year first above written.

ASSIGNEE:

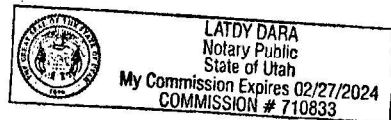
SILVER PINES VERNAL, LLC, a Utah limited liability company

By: [Signature]  
Name: HEBER SHEFFIELD  
Its: DIRECTOR

STATE OF UTAH )  
 ) :SS.  
COUNTY OF Salt Lake )

On this 24 day of November, 2021, personally appeared before me Heber Sheffield, 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 s/he is the Director of Silver Pines Vernal, LLC and that said document was signed in behalf of said entity and acknowledged to me that said entity executed the same.

Witness my hand and official seal.



[Signature]  
NOTARY SIGNATURE  
Residing at: Salt Lake  
My Commission Expires: 2-27-2024

**EXHIBIT A  
LEGAL DESCRIPTION**

PARCEL 1: 09:093:0601 → 09:093:0612

UNITS A101, A102, A103, A104, A201, A202, A203, A204, A301, A302, A303 AND A304, IN BUILDING A, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL 2: 09:093:0613 → 09:093:0624

UNITS B101, B102, B103, B104, B201, B202, B203, B204, B301, B302, B303 AND B304, IN BUILDING B, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL 3: 09:093:0625 → 09:093:0636

UNITS C101, C102, C103, C104, C201, C202, C203, C204, C301, C302, C303 AND C304, IN BUILDING C, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF

SURVEY MAP RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL 4: 05:053:0637 → 05:053:0648

UNITS D101, D102, D103, D104, D201, D202, D203, D204, D301, D302, D303, AND D304 IN BUILDING D, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL 5: 05:053:0649 → 05:053:0660

UNITS E101, E102, E103, E104, E201, E202, E203, E204, E301, E302, E303, AND E304 IN BUILDING E, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UINTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL 6: 05:053:0661 → 05:053:0672

UNITS F101, F102, F103, F104, F201, F202, F203, F204, F301, F302, F303, AND F304 IN BUILDING F, CONTAINED WITHIN THE SILVER PINES CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003609 IN BOOK 1085 AT PAGE 692 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 14, 2008 IN UTAH COUNTY, AS ENTRY NO. 2008003610 IN BOOK 1085 AT PAGE 693 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

ALL OF THE FOREGOING PARCELS TOGETHER WITH THE RIGHTS SET FORTH IN THAT CERTAIN CROSS ACCESS/CROSS PARKING EASEMENT RECORDED ON NOVEMBER 18, 2011 AS ENTRY NO. 2011008302 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER.