

After Recording Return To:
Richards Law, PC
2040 E. Murray-Holladay Rd., Suite 106
Salt Lake City, UT 84117

**TERMINATION AND CANCELLATION OF
2004 DECLARATION
FOR
THE RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNER'S
ASSOCIATION, INC.**

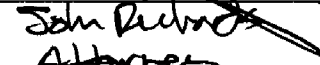
Pursuant to the Ruling and Order from the Fourth District Court of Utah County, state of Utah, filed March 6, 2017 in the matter entitled WILLOW SPRINGS CONDOMINIUM OWNER'S ASSOCIATION, INC. ET. AL., v. THE RANCHES, LC, et al. Case Number 130400686, the Ranches at Eagle Mountain Master Homeowner's Association, Inc. hereby declares that the documents recorded in the Recorder's Office in Utah County, Utah, as set forth below, are hereby terminated, cancelled, and declared null, void and without affect to title.

This document shall be binding against the property described herein as **Exhibit A**.

1. The Ranches Community Declaration recorded on June 8, 2004, as Entry No. 65905:2004, in the office of the Utah County Recorder, state of Utah.
2. Any and all other documents recorded by the Master Association on title to any Lot or Unit are hereby ordered unenforceable, void, and without binding effect, including the above documents and all other notices that may be recorded by the Master Association against any of the properties within the attached Exhibit A.

IN WITNESS WHEREOF, The Ranches at Eagle Mountain Master Homeowner's Association, Inc. has caused this Termination and Cancellation as of the 19th day of May, 2017.

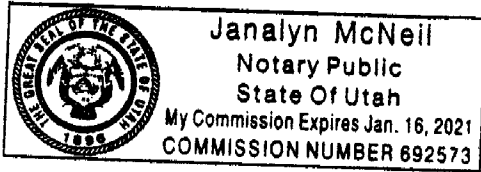
**THE RANCHES AT EAGLE MOUNTAIN
MASTER HOMEOWNER'S ASSOCIATION,
INC.**

By: 
Its: Attorney

STATE OF UTAH)

County of Salt Lake)ss.

On this 19th day of May, 2017,
Sam Redcross personally appeared before me
and who being by me duly sworn, did say that they are the authorized agents of the
Association to execute this document.



Janalyn McNeil

EXHIBIT A**COMMUNITY DECLARATION
LEGAL DESCRIPTION**

Parcel 1: (THE RANCHES LEGAL DESCRIPTION)

All Properties with the following tax id numbers are included within the following legal description: 58:033:0095; 58:041:0029; 58:048:0032; 58:048:0033; 58:048:0028; 58:040:0030; 58:040:0117; 58:040:0112; 58:040:0149; 58:040:0013; 58:040:0115; 58:040:0110; 58:040:0059; 58:040:0147; 58:040:0146; 58:040: 0109; 58: 040:0161; 58:040:0162; 58:040:0163; 58:040:0134; 58:040:0028; 58:040:0119; 58:040:0132; 58:040:0091; 58:040:0143; 58:040:0156; 58:040:0157; 58:040:0130; 58:040:0128; 58:040:0122; 58:040:0118; 58:040:0099; 58:040: 0087; 58:040:0084; 58:040:0090; 58:040:0093; 58:040:0133; 58:040:0066; 58:040:0136; 58:034:0124; 58:034:0167; 58:034:0168; 58:034:0155; 58:034:0162; 58: 043:0169; 58:034:0170; 58:034:0149; 58:034:0152; 58:034:0150; 58:034:0148; 58:034:0160; 58:034:0158; 58:034:0171; 58:034:0172; 58:034:0166; 58:034:0157; 58:034:0193; 58:034:0194; 58:034:0153; 58:034:0188; 58:034:0187; 58:034:0121; 58:034:0164; 58:034:0181; 58:034:0182; 58:034:0180; 58: 040:0159; 58:033:0112; 58:033:0113; 58:033:0117; 58:033:0109; 58:040:0164; 58:033:0111; 58: 033:0106; 58:033:0107; 58:033:0116; 58:033:0100; 58:033:0097; 58:040:0160; 58:033:0114; 58:033:0115; 58:033:0098; 58:033:0099; 58:040:0155; 58: 040:0096; 58:040:0138; 58:040:0140; 58:040:0148; 51:333:0001-0500; 37:132:0001-0500; 36:809:0001-0038; 34:301:0001-0079; 36:849:0001-0500; 52:797:0001-0032; 52:812:0033-0500; 51:329:0001; 52:740:0001-0049; 37: 141:0001-0500; 46:543:0001-0071; 38:302:0001-0500; 39:135:0001-0500; 58:033:0114; 53:231:0079-0108; 53:234:0109-0144; 49:382:0179-0200

Beginning at the South quarter corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North $00^{\circ} 50' 24''$ East 2709.61 feet; thence South $89^{\circ} 31' 55''$ East 1296.93 feet; thence North $01^{\circ} 38' 58''$ East 2604.26 feet; thence South $89^{\circ} 15' 07''$ East 1333.69 feet along section line to the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ} 43' 21''$ East 1135.80 feet along the section line; thence North $34^{\circ} 16' 08''$ East 74.04 feet along the Section line; thence North $35^{\circ} 40' 00''$ East 535.26 feet; thence North $08^{\circ} 30' 00''$ West 853.01 feet; thence North $88^{\circ} 19' 10''$ East 1135.48 feet; thence South $00^{\circ} 31' 41''$ West 1279.11 feet to the North quarter corner of said Section 30; thence South $89^{\circ} 18' 39''$ East 2759.83 feet along the section line to the Northeast corner of said Section 30; thence North $00^{\circ} 18' 58''$ West along the section line 2654.18 feet to the West quarter corner of Section 20; Township 5 South, Range 1 West; thence North $00^{\circ} 54' 13''$ West along the section line 1466.45 feet; thence North $89^{\circ} 05' 47''$ East 1131.69 feet; thence North $00^{\circ} 14' 17''$ East 2395.75 feet to the Southerly right of way of State Road 73; thence North $89^{\circ} 14' 02''$ East 309.94 feet along said right of way; thence along the arc of a 5804.70 foot radius curve to the left 1114.39 feet along said right of way (central angle = $10^{\circ} 59' 59''$), the chord of which bears North $83^{\circ} 44' 03''$ East 1112.68 feet; thence North $78^{\circ} 14' 03''$ East 2847.09 feet along said right of way; thence South $00^{\circ} 15' 56''$ West along Section line 1978.86 feet to the Northeast corner of said Section 20; thence South $00^{\circ} 12' 55''$ West 2672.98 feet along section line to the East quarter

corner of said Section 20; thence North 89° 17' 20" West 2657.50 feet; thence South 00° 10' 38" East 2665.33 feet to the South quarter corner of said Section 20; thence South 89° 02' 12" East 1753.67 feet along the section line; thence South 24° 56' 36" East 1.83 feet; thence South 27° 20' 12" East 47.37 feet; thence South 57° 17' 38" East 197.83 feet; thence South 08° 13' 30" East 205.40 feet; thence South 67° 15' 52" East 197.12 feet; thence North 56° 02' 26" East 94.61 feet ; thence South 08° 08' 50" West 127.18 feet; thence South 50° 12' 10" East 48.04 feet; thence North 54° 39' 22" East 113.62 feet; thence North 84° 28' 44" East 91.65 feet; thence South 61° 28' 58" East 66.30 feet thence South 14° 21' 48" East 108.76 feet; thence North 83° 40' 59" East 142.28 feet; thence South 01° 24' 52" East 106.51 feet; thence South 36° 37' 17" East 218.46 feet; thence South 57° 34' 13" East 67.83 feet; thence South 33° 23' 06" East 136.30 feet; thence South 56° 31' 12" East 155.18 feet' thence North 88° 54' 29" East 166.94 feet thence South 33° 10' 35" West 40.34 feet; thence South 03° 43' 36" West 215.05 feet; thence North 89° 18' 58" West 562.05 feet; thence South 00° 37' 28" West along section line 1321.95 feet to the East quarter corner of Section 29, Township 5 South, Range 1 West; thence North 89° 22' 40" West 1327.62 feet; thence South 00° 47' 19" West 1322.55 feet; thence South 89° 23' 00" East 1331.56 feet; thence South 00° 37' 03" West along section line 1322.41 feet to the Southeast corner of said Section 29; thence North 89° 23' 20" West 1335.51 feet along section line; thence South 01° 06' 47" West 668.63 feet; thence West 964.50 feet; thence North 08° 19' 32" East 188.28 feet ;thence North 21° 20' 13" West 307.90 feet; thence North 75° 37' 07" West 360.84 feet ;thence North 50° 33' 36" West 359.75 feet; thence North 87° 55' 48" West 372.18 feet; thence North 68° 11' 55" West 217.19 feet; thence 49° 57' 01" West 403.93 feet; thence North 27° 19' 57" West 448.95 feet ;thence North 01° 06' 45" East 461.65 feet; thence North 43° 40' 04" East 136.29 feet; thence North 59° 44' 37" West 62.25 feet; thence South 37° 46' 33" West 453.55 feet thence South 70° 53' 37" West 724.58 feet; thence South 15° 08' 19" West 888.60 feet; thence South 89° 59' 15" West 68.85 feet along section line to the Southwest corner of said Section 29; thence North 89° 19' 31" West 2657.40 feet along section line to the South quarter corner of said Section 30; thence South 89° 57' 05" West 1473.81 feet along section line; thence South 21° 53' 28" West 42.70 feet ;thence North 89° 57' 33" West 1063.40 feet along section line to the Southwest corner of said Section 30, Township 5 South, Range 1 West; thence North 89° 36' 51" West 2673.83 feet along section line to the point of beginning. Containing approximately 2,113.5351 acres

Total Ranches Legal contains approximately 2,494.7886 acres

Parcel 2: (FREEMONT SPRINGS LEGAL DESCRIPTION)

Beginning at a point which is North 82°22'40" West 90.00 feet along the quarter section line from the East quarter corner of section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; Running thence South 00°37'03" West 1322.42 feet along a line parallel with and 90.00 feet perpendicular westerly of the East line of the South half of said section 29 to the Northerly line of Kiowa Valley Plat "A" Subdivision; thence North 89°23'00" West 575.78 feet along said subdivision line; thence North 00°42'11" East 1322.48 feet to the quarter section line; thence South 89°22'40" East 573.81 feet along said quarter section line to the point of beginning. (Approx. 17.45 acres)

Parcel 3: (SOUTH PASS LEGAL DESCRIPTION)

Beginning at the Northeast corner of Section 32, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $00^{\circ}50'56''$ West along section line 666.15 feet to the NE corner of the South half of the NE Quarter of the NE Quarter of said section 32; thence North $89^{\circ}30'02''$ West 1338.65 feet to the NW corner of the South Half of the NE Quarter of the NE Quarter of said Section 32; thence North $01^{\circ}07'06''$ East 668.68 feet to the NE corner of the NW Quarter of the NE Quarter of said Section 32; thence South $89^{\circ}23'36''$ East along section line 1335.49 feet to the point of beginning. (Approx. 20.4855 acres)

Parcel 4: (CARLTON ANNEXATION LEGAL DESCRIPTION)

Beginning at a point which is North $00^{\circ}10'13''$ West 123.60 along quarter section line from the South quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North $00^{\circ}10'38''$ West 2541.73 along the quarter section line; thence South $89^{\circ}17'20''$ East 1222.95 along the quarter section line; thence South 2544.42 feet; thence North $89^{\circ}09'24''$ West 424.10 feet along Pony Express right of way; thence North $00^{\circ}33'29''$ East 362.70 feet thence; North $89^{\circ}26'34''$ West 241.10 feet thence; South $33^{\circ}58'16''$ West 431.66 feet thence; North $89^{\circ}09'24''$ West 312.21 feet along Pony Express right of way to the point of beginning. (Approx. 68.1698 acres)