

09-051-0042, 0043, 0044, 0045  
0046 pt.

22  
5

NE-10-4N-1W

CONVEYANCE

David Steffensen ("GRANTOR"), for TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents hereby GRANT, BARGAIN, SELL, CONVEY AND ASSIGN the entirety of his interest in and to the document ("Document") filed of record as **Document Number 2444772 in the official public records of the County of Davis, State of Utah**, which document affects that certain real property situated in said County and State more particularly described on attached Exhibit A,

unto the following:

RFR HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, c/o 448 E. 6400 S., Ste 450, Salt Lake City, Utah 84107, an undivided FIFTY PERCENT (50%) INTEREST; and unto

MNL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, c/o 2170 Scenic Drive, Salt Lake City, Utah 84109, the remaining FIFTY PERCENT (50%) INTEREST,

(hereafter collectively "GRANTEES") (the foregoing representing 100% of Grantor's interest in the Document).

TO HAVE AND TO HOLD all and singular, the rights, privileges, appurtenances, interests and immunities thereto belonging or in any wise appertaining unto the said GRANTEES and unto GRANTEES' respective heirs, successors and assigns forever.

GRANTOR:

  
David Steffensen

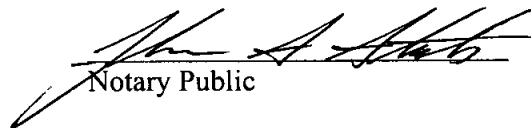
STATE OF UTAH )

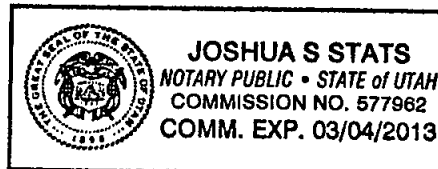
:ss

COUNTY OF DAVIS )

E 2467095 B 4817 P 550-554  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/14/2009 01:03 PM  
FEE \$22.00 Pgs: 5  
DEP RT REC'D FOR DAVID. W STEFFENSE  
N PC

On 6/17/09 personally before me, a Notary Public, personally appeared David Steffensen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and for the purposes stated therein.

  
Notary Public



When Recorded  
Return To  
David Steffensen, Esq.,  
448 East 6400 South,  
Suite 450,  
Salt Lake City, UT 84107

E 2444772 B 4783 P 113-125  
RICHARD MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/27/2009 9:02:00 AM  
FEE \$3,000 Pgs: 13  
DEP eCASH REC'D FOR ADVANCED TITLE INS AG - SLC

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**NOTICE TO CLOSING AGENT, SELLER AND PURCHASER**

THIS INSTRUMENT MAY REQUIRE COLLECTION OF A FEE,  
CHARGE OR ASSESSMENT IN CONNECTION WITH CONVEYANCE OF TITLE.

**Instructions to Closing Agent:** Check the official public records for subsequent amendments to this Instrument. Check paragraph 6 of this Instrument for exempt sales. For non-exempt sales made before expiration of this Instrument (see paragraph 2), collect one percent (1%) of the Gross Sales Price from the Seller (see paragraph 5), retain Closing Agent fee (see ¶13e) and remit balance to Trustee (see paragraphs 9, 14). Contact Trustee with inquiries related to this Instrument and for assistance with closing. See also ¶13.

KNOW ALL MEN BY THESE PRESENTS THAT this Declaration is made by **EAST LAYTON, LLC., A UTAH LIMITED LIABILITY COMPANY**, whose mailing address is 1099 W. South Jordan Parkway, South Jordan, UT 84095 (hereinafter "Declarant") together with all of Declarant's heirs, successors and assigns and is as follows:

**WITNESSETH:**

WHEREAS, Declarant is the present owner of that certain real property ("Property") located in Davis County, State of Utah, described as follows:

Assessor Parcel #(s): 09-051-0042, 09-051-0043, 09-051-0044,  
09-051-0045, 09-051-0038  
The real property located in Davis County, Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Declarant hereby declares that the Property shall be held, sold, subjected to and conveyed subject to the following covenants, conditions, restrictions, charges, obligations, duties and Liens, ("Covenants");

- 1. **DEFINITIONS.** In addition to words and phrases defined elsewhere in this Instrument, the following definitions shall apply:
  - a. "Beneficiary" shall refer to the Declarant and each party holding rights by or through

## Exhibit A

**Parcel 1:**

Beginning at a point which is South 89°13'30" East 795.04 feet from the Northwest corner of the Northeast ¼ of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 10°35'06" East 74.18 feet, more or less, to the Northerly line property conveyed as Church Street Roadway Dedication in a certain Special Warranty Deed recorded October 3, 2007, as Entry No. 2310941 in Book 4380, at Page 789, said point being on the arc of a 467.00 foot radius curve to the left; thence Northeasterly along said curve a distance of 57.48 feet; thence North 50°23'36" East 59.19 feet; thence North 89°13'30" West along the North line of said Section 105.74 feet to the place of beginning.

Tax ID: 09-051-0042 ✓

**Parcel 2:**

Beginning at a point which is South 89°13'30" East 1002.65 feet from the Northwest corner of the Northeast ¼ of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said point being on the Southeasterly line of property conveyed as Church Street Roadway Dedication in a certain Special Warranty Deed recorded October 3, 2007, as Entry No. 2310941 in Book 4380, at Page 789; thence along said line the following two courses and distances: South 50°23'36" West 136.79 feet to a point of curvature and Southwesterly along an arc of 533.00 foot radius curve to the right a distance of 91.90 feet (long chord bears South 55°30'54" West 91.77 feet); thence South 10°35'06" East 151.63 feet to the Northerly Line of Layton City; thence along said line North 79°37'41" East 450.76 feet; thence North 00°12'08" East 203.57 feet; thence North 89°13'30" West along the North line of said Section 291.02 feet to the place of beginning.

Tax ID: 09-051-0043 ✓

**Parcel 3:**

Beginning at the Northwest corner of the Northeast ¼ of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 394.558 feet, more or less, to the North line of a property conveyed as Storm Water Facility Parcel in a certain Special Warranty Deed recorded October 3, 2007, as Entry No. 2310941 in Book 4380, at Page 789; thence along said line in the following two courses and distances: South 85°06'40" East 102.57 feet and South 76°05'29" East 107.27 feet to a point on the Northwesterly line of a property conveyed in said Special Warranty Deed as Church Street Roadway Dedication; thence along said line the following two courses and Distances: Northeasterly along the arc of a 533.00 radius curve to the right a distance of 507.48 feet (long chord bears North 56°03'21" East 489.67 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 467.00 foot radius curve to the left a distance of 210.78 feet (long chord bears North 70°30'28" East 208.96 feet); thence North 10°35'06" West 74.18 feet; thence North 89°13'30" West along the North line of said Section 795.04 feet to the place of beginning.

Tax ID: 09-051-0044 ✓

## Exhibit A

## Parcel 4:

Beginning at a point South 647.618 and South 89°52'30" East 100.0 feet and South 00°07'30" West 104.835 feet, more or less, to the Northerly line of a State Highway and Easterly along the Arc of a 5654.58 foot radius curve to the left along said highway 116.30 feet and North 00°13'00" East 48.93 feet and North 02°21'05" West 70.07 feet and Northeasterly along the arc of a 467.00 foot radius curve to the Right a distance of 110.56 feet (central angle equals 13°33'51" and long chord bears North 14°22'16" East 110.30 feet) from the Northwest corner of the Northeast ¼ of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said point being the Northwest corner of property conveyed in the certain Special Warranty Deed recorded July 30, 2007, as Entry No. 2292916, in Book 4334, at Page 1913; thence along the North line of said property the following two courses and distances; East 175.30 feet and South 227.50 feet to the Northerly line of Utah State Highway 193; thence Easterly along said 5654.58 foot radius curve 518.82 feet, more or less, to the Northwesterly line of a property conveyed in Book 2311, at Page 733; thence along said line North 10°35'06" West 589.66 feet to a point on the Southeasterly line of a property conveyed in Special Warranty Deed recorded October 3, 2007, as Entry No. 2310941 in Book 4380, at Page 789, said point being on a 533.00 foot radius curve to the right a distance of 217.97 feet (long chord bears South 71°49'29" West 212.81) to a point of reverse curvature; thence Southwesterly along the arc of a 467.00 foot radius curve to the left a distance of 507.45 feet (long chord bears South 52°15'04" West 482.99 feet) to the place of beginning.

Tax ID: 09-051-0045 ✓

Exhibit A

Beginning at a point which is South  $89^{\circ}13'30''$  East 795.04 feet from the Northwest corner of the Northeast quarter of Section 10, Township 4 North, Range 1 West Salt Lake Base and Meridian; and running thence South  $10^{\circ}35'06''$  East 298.00 feet to the Northerly line of Layton City; thence along said line  $79^{\circ}37'41''$  North  $79^{\circ}37'41''$  East 450.76 feet; Thence North  $00^{\circ}12'08''$  East 203.57 feet; thence North  $89^{\circ}13'30''$  West along the North line of said Section 498.63 feet to the place of beginning.

Tax ID: 09-051-~~0038~~ 0042, 0043, 0046 pt.