

WHEN RECORDED, RETURN TO:

AMH Cedar Crossing Development TRS, LLC
Attn: Legal Department
30601 Agoura Road, Suite 200L
Agoura Hills, California 91301

ENT 60604:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Jun 28 12:31 PM FEE 43.00 BY SW
RECORDED FOR Vanguard Title Insurance Agency, LLC - C
ELECTRONICALLY RECORDED

Tax Parcel ID Nos. (See Exhibit A)

ASSIGNMENT OF DECLARANT RIGHTS

This *Assignment of Declarant Rights* (“**Assignment**”) is made effective as of June 22, 2018 by and between Cedar Corners Management, LLC, a Utah limited liability company also known as Cedar Corners Management Group LLC (“**Assignor**”), and AMH Cedar Crossing Development TRS, LLC, a Delaware limited liability company (“**Assignee**”).

A. Assignor is the “**Declarant**” as that term is used in that certain *Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cedar Corners Subdivision a Residential Community* (“**Declaration**”) dated September 29, 2016, and recorded in the real property records of Utah County on January 20, 2017, as Entry No. 5549:2017.

B. The Declaration encumbers certain property located in Utah County known as the Cedar Corners Subdivision (“**Property**”), and which is more particularly described on Exhibit A hereto.

C. Assignor desires to transfer to Assignee the rights of Declarant under the Assignment now held by Assignor.

NOW THEREFORE, for good and valuable consideration acknowledged and received, the parties agree as follows:

1. **Assignment.** Assignor does hereby assign to Assignee all right, title, and interest which Assignor holds as Declarant under the Declaration as of the date of this Assignment.

2. **Warranty.** Assignor represents and warrants to Assignee as follows: (a) that Assignor, Cedar Corners Management LLC also known as Cedar Corners Management Group LLC, was the owner of the Property when the Declaration was recorded; (b) that Assignor had full power and authority to encumber the Property with the Declaration when it was recorded; (c) that Assignor has full power and authority to execute this Assignment; and (d) and that Assignor has not previously assigned, conveyed, or otherwise transferred any portion of the rights of Declarant under the Declaration.

3. **Successors and Assigns.** Assignee shall have the right to transfer the rights assigned to Assignee by virtue of this Assignment and this Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

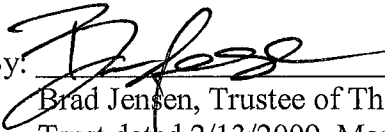
4. **Governing Law.** This Assignment, and any claim, controversy or dispute arising under or related to this Assignment or the rights, duties and relationship of the parties hereto, shall be governed by and construed in accordance with the laws of the State of Utah. In the event of any

action enforce or interpret any provision of this Assignment, the prevailing party shall be entitled to an award of reasonable attorney fees.

EXECUTED as of the date first written above.

ASSIGNOR

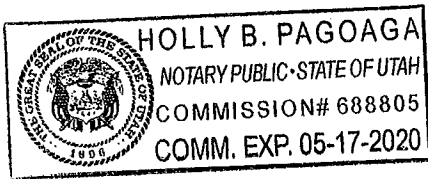
CEDAR CORNERS MANAGEMENT, LLC
also known as Cedar Corners Management
Group, LLC

By: 
Brad Jensen, Trustee of The Tristar Irrevocable
Trust dated 2/13/2009, Manager

STATE OF UTAH)
) ss
COUNTY OF UTAH)

On this 22nd day of June, 2018, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is the Trustee of The Tristar Irrevocable Trust dated 2/13/2009 which is the Manager of CEDAR CORNERS MANAGEMENT, LLC, a limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of statute, its article of organization or its operating agreement and that Brad Jensen, acknowledge to me that said limited liability company executed the same.

Witness my hand and official seal.



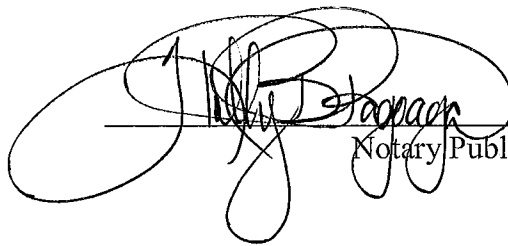

Notary Public

EXHIBIT A**Legal Description and Tax Parcel ID Numbers**

Parcel 1:

Lots 1 thru 29, Cedar Corners Subdivision, Phase A, Plat 1, according to the official plat thereof on file and of record in the office of the Utah County, Recorder.

Parcel 2:

Beginning at a point which is at the Southeast corner of Pioneer Addition Phase VIIC, being on file with the office of the Utah County Recorder, said point also being South 00°16'21" West along the Quarter Section Line a distance of 2663.24 feet from the North Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°16'21" West along the Quarter Section Line a distance of 1329.67 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 7; thence North 89°43'33" West along the 40-acre line a distance of 1336.25 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 7, said point also being on the East line of Pioneer Addition Phase II, being on file with the office of the Utah County Recorder; thence North 00°21'44" East along said East line a distance of 118.88 feet to the Southwest corner of Cedar Corners - Phase A Plat 1 Subdivision, being on file with the office of the Utah County Recorder; thence along the perimeter of said subdivision the following ten (10) courses, 1) South 89°38'11" East 280.00 feet, 2) North 00°21'49" East 107.74 feet to the point of a 1026.50 foot radius curve to the right, 3) along said curve a distance of 46.00 feet through a central angle of 2°34'04" (chord bears North 85°06'05" West 46.00 feet), 4) North 00°21'44" East 234.82 feet, 5) North 02°15'20" East 53.05 feet, 6) North 00°21'44" East 572.99 feet, 7) North 89°28'48" East 118.01 feet, 8) North 00°21'44" East 92.05 feet, 9) North 24°47'34" West 58.55 feet, 10) North 00°08'31" West 93.76 feet to a point on the prolongation of the South line of said Pioneer Addition Phase VIIC; thence South 89°38'21" East along said South line a distance of 1005.98 feet to the point of beginning.

Tax Parcel No.: 59-007-0078, 65-499-0001, 65-499-0002, 65-499-0003, 65-499-0004, 65-499-0005, 65-499-0006 65-499-0007, 65-499-0008, 65-499-0009, 65-499-0010, 65-499-0011, 65-499-0012, 65-499-0013, 65-499-0014, 65-499-0015, 65-499-0016, 65-499-0017, 65-499-0018, 65-499-0019, 65-499-0020, 65-499-0021, 65-499-0022, 65-499-0023, 65-499-0024, 65-499-0025, 65-499-0026, 65-499-0027, 65-499-0028 and 65-499-0029