

WHEN RECORDED RETURN TO:
SEB LEGAL, LLC
5200 S. Highland Dr. Suite 303
Holladay, UT 84117

13228858
3/27/2020 4:10:00 PM \$540.00
Book - 10917 Pg - 3926-3932
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 7 P.

ASSIGNMENT OF DECLARANT'S RIGHTS

This Assignment of Declarant's Rights is made by East Town Village, LC, a Utah limited liability corporation ("Declarant") to Royal Street Development, Inc., a Utah corporation. ("Successor Declarant").

RECITALS

A. East Town Village LC is a "Declarant" pursuant to the following Declarations of Covenants, Conditions, and Restrictions for East Town Village ("Declarations"):

- a. Entry No. 10023015 recorded on March 5, 2007, in the Salt Lake County Recorder's Office for East Town Village Condominiums;
- b. Entry No. 11195616 recorded on June 9, 2011, in the Salt Lake County Recorder's Office for East Town Village Town Homes;

B. The Declarations are recorded on real property more particularly described in Exhibit "A;"

C. Royal Street Development, Inc., is the purchaser of Additional Land described in the following amendments to the Declarations:

- a. Entry No. 12161178 recorded on October 29, 2015 for East Town Village Condominiums; and
- b. Entry No. 12161177 recorded on October 29, 2015 for East Town Village Town Homes;

D. As part of the purchase, East Town Village, LC agreed to assign all declarant rights and its status as Declarant under the above Declarations to Royal Street Development, Inc.;

E. Declarant desires to assign all rights reserved to it in the Declarations to Successor Declarant;

NOW, THEREFORE, Declarant for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agrees as follows:

1. Declarant assigns, transfers, and grants to the Successor Declarant any rights or interest Declarant has or hereafter may have as reserved and identified in the Declarations, as amended, supplemented, or replaced from time to time.

2. Declarant hereby warrants and represents, for the benefit of Successor Declarant that Declarant is "Declarant", as defined in the Declarations, having full right and power to assign Declarant's rights as set forth in the Declarations; and there has been no prior assignment of Declarant's rights as set forth in the Declaration to any other person or entity.

3. Successor Declarant hereby accepts the assignment and assumes all of the rights and obligations as defined in the Declarations from the date this Assignment is executed going forward into the future. Successor Declarant does not assume any prior obligations or liabilities of Declarant, including without limitation: home warranties; express or implied warranties; defects in the design or construction of the Common Areas, Lots, Units, or any Improvements constructed thereon; for unpaid monetary obligations; for the completion of the Common Areas; or prior breaches of the Declarations by Declarant.

4. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

5. Successor Declarant, in its sole discretion, may reassign the Declarant's rights.

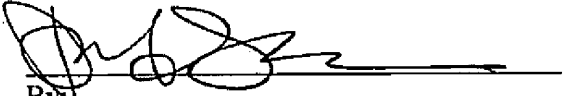
6. Declarant warrants and represents that the person signing this Assignment is the authorized signer for Declarant and is authorized to sign this Assignment and legally bind Declarant. By signing this Assignment through the person signing this Assignment, Declarant is legally bound to its provisions.

7. Electronic transmission (including email and fax) of a signed copy of this Assignment and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The Assignment may be executed in counterparts. Electronically transmitted copies and counterparts shall be considered the same as originals.

IN WITNESS WHEREOF Declarant and Successor Declarant, intending to be legally bound, have executed this Assignment on the dates expressed below.

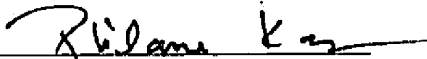
SIGNATURES ON FOLLOWING PAGES

DECLARANT:
EAST TOWN VILLAGE LC

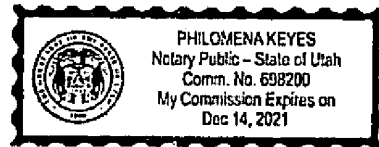

By: _____
Its: _____
Dated: January 23, 2019

STATE OF UTAH)
 :SS
County of Salt Lake

On the 23 day of January, 2019, personally appeared David Schiess
_____ who, being first duly sworn, ~~do~~ that say that he is the authorized signer for Declarant
and that said instrument was signed on behalf of Declarant by authority of its directors; and
he acknowledged said instrument to be his voluntary act and deed.



Notary Public



SUCCESSOR DECLARANT:
ROYAL STREET DEVELOPMENT, INC.



By: R. Scott McQuarrie

Its: _____

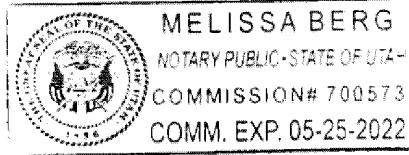
Dated: 28 February, 20~~16~~²⁰

STATE OF UTAH)

:ss

County of Salt Lake)

On the 28 day of February, 20~~16~~²⁰, personally appeared R. Scott McQuarrie who, being first duly sworn, did that say that he is the authorized signer for Successor Declarant and that said instrument was signed on behalf of Successor Declarant by authority of its members; and he acknowledged said instrument to be his voluntary act and deed.



Melissa Berg
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

ALL UNITS IN EAST TOWN VILLAGE CONDOMINIUMS AS SHOWN ON THE OFFICIAL MAPS
THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, UTAH.

22313030010000	22313030510000	22313031010000	22313031510000	22313032010000
22313030020000	22313030520000	22313031020000	22313031520000	22313032020000
22313030030000	22313030530000	22313031030000	22313031530000	22313032030000
22313030040000	22313030540000	22313031040000	22313031540000	22313032040000
22313030050000	22313030550000	22313031050000	22313031550000	22313032050000
22313030060000	22313030560000	22313031060000	22313031560000	22313032060000
22313030070000	22313030570000	22313031070000	22313031570000	22313032070000
22313030080000	22313030580000	22313031080000	22313031580000	22313032080000
22313030090000	22313030590000	22313031090000	22313031590000	22313032090000
22313030100000	22313030600000	22313031100000	22313031600000	22313032100000
22313030110000	22313030610000	22313031110000	22313031610000	22313032110000
22313030120000	22313030620000	22313031120000	22313031620000	22313032120000
22313030130000	22313030630000	22313031130000	22313031630000	22313032130000
22313030140000	22313030640000	22313031140000	22313031640000	22313032140000
22313030150000	22313030650000	22313031150000	22313031650000	22313032150000
22313030160000	22313030660000	22313031160000	22313031660000	22313032160000
22313030170000	22313030670000	22313031170000	22313031670000	22313032170000
22313030180000	22313030680000	22313031180000	22313031680000	22313032180000
22313030190000	22313030690000	22313031190000	22313031690000	22313032190000
22313030200000	22313030700000	22313031200000	22313031700000	22313032200000
22313030210000	22313030710000	22313031210000	22313031710000	22313032210000
22313030220000	22313030720000	22313031220000	22313031720000	22313032220000
22313030230000	22313030730000	22313031230000	22313031730000	22313032230000
22313030240000	22313030740000	22313031240000	22313031740000	22313032240000
22313030250000	22313030750000	22313031250000	22313031750000	22313032250000
22313030260000	22313030760000	22313031260000	22313031760000	22313032260000
22313030270000	22313030770000	22313031270000	22313031770000	22313032270000
22313030280000	22313030780000	22313031280000	22313031780000	22313032280000
22313030290000	22313030790000	22313031290000	22313031790000	22313032290000
22313030300000	22313030800000	22313031300000	22313031800000	22313032300000
22313030310000	22313030810000	22313031310000	22313031810000	22313032310000

22313030320000	22313030820000	22313031320000	22313031820000	22313032320000
22313030330000	22313030830000	22313031330000	22313031830000	22313032330000
22313030340000	22313030840000	22313031340000	22313031840000	22313032340000
22313030350000	22313030850000	22313031350000	22313031850000	
22313030360000	22313030860000	22313031360000	22313031860000	
22313030370000	22313030870000	22313031370000	22313031870000	
22313030380000	22313030880000	22313031380000	22313031880000	
22313030390000	22313030890000	22313031390000	22313031890000	
22313030400000	22313030900000	22313031400000	22313031900000	
22313030410000	22313030910000	22313031410000	22313031910000	
22313030420000	22313030920000	22313031420000	22313031920000	
22313030430000	22313030930000	22313031430000	22313031930000	
22313030440000	22313030940000	22313031440000	22313031940000	
22313030450000	22313030950000	22313031450000	22313031950000	
22313030460000	22313030960000	22313031460000	22313031960000	
22313030470000	22313030970000	22313031470000	22313031970000	
22313030480000	22313030980000	22313031480000	22313031980000	
22313030490000	22313030990000	22313031490000	22313031990000	
22313030500000	22313031000000	22313031500000	22313032000000	

ALL LOTS EAST TOWN VILLAGE TOWN HOMES PHASE 32 PUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE UTAH.

Lot / Quarter	Parcel Number	Obsolete?
AREA	22-31-302-075-0000	N
18/1	22-31-302-069-0000	N
18/2	22-31-302-070-0000	N
18/3	22-31-302-071-0000	N
18/4	22-31-302-072-0000	N
18/5	22-31-302-073-0000	N
18/6	22-31-302-074-0000	N

ALL LOTS EAST TOWN VILLAGE TOWN HOMES PHASE 33 PUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE UTAH.

Lot / Quarter	Parcel Number	Obsolete?
19/1	22-31-302-076-0000	N
19/2	22-31-302-077-0000	N
19/3	22-31-302-078-0000	N

19/4	22-31-302-079-0000	N
19/5	22-31-302-080-0000	N
19/6	22-31-302-081-0000	N
AREA	22-31-302-075-0000	N

ALL LOTS EAST TOWN VILLAGE TOWN HOMES PHASE 34 PUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE UTAH.

Lot / Quarter	Parcel Number	Obsolete?
AREA	22-31-302-075-0000	N
43/1	22-31-302-082-0000	N
43/2	22-31-302-083-0000	N
43/3	22-31-302-084-0000	N
43/4	22-31-302-085-0000	N
43/5	22-31-302-086-0000	N
43/6	22-31-302-087-0000	N

ALL LOTS EAST TOWN VILLAGE TOWN HOMES PHASE 35 PUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE UTAH.

Lot / Quarter	Parcel Number	Obsolete?
AREA	22-31-302-075-0000	N
20/1	22-31-302-088-0000	N
20/2	22-31-302-089-0000	N
20/3	22-31-302-090-0000	N
20/4	22-31-302-091-0000	N