

WHEN RECORDED, MAIL TO:
Nicole C. Evans
Ballard Spahr LLP
201 So. Main Street, Suite 800
Salt Lake City, UT 84111-2221



Tax Parcel Nos. 41-21-401-0101
41-21-401-0102
41-21-401-0201
41-21-401-0202
41-21-401-0301
41-21-401-0302
41-21-401-0401
41-21-401-0402

LENDER CONSENT, SUBORDINATION AND NON-DISTURBANCE

The undersigned Capital Community Bank (“Lienholder”) is the beneficiary under that certain Deed of Trust, dated as of March 26, 2021, between Water’s Edge Properties, LLC, a Utah limited liability company as trustor, and Capital Community Bank, as trustee for the benefit of Lienholder, recorded in the official records of Rich County, Utah on November 18, 2021 as Document No. 101881 (“Deed of Trust”), consents to all the provisions contained in that certain Declaration of Condominium of Lake Residences at Bear Lake, an Expandable Utah Condominium Project, executed by Grantor and recorded in the official records of Rich County, Utah on November 18, 2021 as Document No. 101882 (the “Declaration”), and covenants and agrees that the lien of the Deed of Trust and other related documents shall be junior, subordinate and subject to said Declaration, and that any foreclosure of the Deed of Trust and other related documents, whether judicially or through the exercise of power of sale, or the exercise of any other rights and remedies thereunder shall not terminate or otherwise adversely affect the continuing validity and enforceability of any of the terms and provisions of the Declaration. Any person or entity acquiring property or interest therein, whether through Grantor, Lender, their successors or assigns, shall take such property subject to the Declaration and the provisions contained therein.

[Signature Page Follows]

DATED this 6th day of December, 2021.

LIENHOLDER:

CCBank

By: Jael Lewis

Name: TODD LEWIS

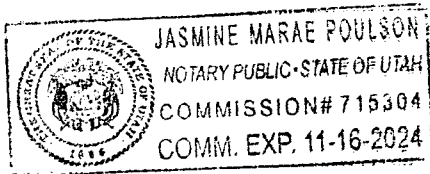
Its: Vice President

STATE OF Utah)

:ss.

COUNTY OF Utah)

On this 6th day of December, 2021, personally appeared before me Todd Lewis, the Vice President of CCBank and being duly authorized to do so, executed the foregoing instrument for the purposes set forth therein.



J.P.
NOTARY PUBLIC

My Commission Expires: 11-16-24

EXHIBIT C

Grantee Property

**LAKE RESIDENCES AT BEAR LAKE
PHASE 8 A
BOUNDARY LEGAL DESCRIPTION**

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 708.97 FEET AND EAST 2225.28 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE QUARTER CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48" 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48E 9.33 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4003 SQUARE FEET

~~LAKE RESIDENCES AT BEAR LAKE
PHASE 8 B
BOUNDARY LEGAL DESCRIPTION~~

~~COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°31'22" EAST 766.46 FEET AND EAST 2225.71 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE QUARTER CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):~~

~~THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48" 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48E 9.33 FEET; THENCE S00°57'12" W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.~~

~~PARCEL CONTAINS 0.092 ACRES, OR 4003 SQUARE FEET~~