



ENT 107905:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Oct 21 9:50 am FEE 40.00 BY MG
RECORDED FOR JENSEN, AARON

After Recording Return to:

Burdette Stocking
Blue River Land Group, LLC
470 N 2450 W
Tremonton, UT 84337

Tax Id. Nos. 29:042:0067

DECLARATION OF ANNEXATION

THIS DECLARATION OF ANNEXATION (this “**Declaration of Annexation**”) is made this 18 day of October 2019, by Blue River Land Group, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. Declarant is the “**Declarant**” under and pursuant to each of the previously-recorded Declarations of Covenants, Conditions, and Restrictions and Reservation of Easements for Apple Hollow Plat A (each a “**Declaration**” and collectively the “**Declarations**”) which Declarations are each recorded in the Official Records of the Utah County Recorder as follows: (i) Declaration dated May 14, 2010 and recorded May 21, 2010 as Entry 42030:2010; (ii) Declaration dated May 14, 2010 and recorded June 11, 2010 as Entry 48263:2010; (iii) Declaration dated March 2, 2011 and recorded March 9, 2011 as Entry 19441:2011; (iv) Declaration dated August 18, 2013 and recorded September 4, 2013 as Entry 84629:2013; (v) Declaration dated August 12, 2014 and recorded November 24, 2014 as Entry 84866:2014; (vi) Declaration dated September 17, 2015 and recorded February 11, 2016 as Entry 11473:2016; and (vii) Declaration dated January 19, 2017 and recorded February 23, 2017 as Entry 18500:2017. The Declarations encumber the real property more particularly described in the Declarations as the Original Property (also referred to herein as the “**Properties**”).

B. Section 9.1 of the Declarations (or 6.1 as applicable, “**Right of Annexation**”) permits Declarant to unilaterally annex additional property identified as Annexable Property to the Properties by recording of a Declaration of Annexation.

C. Declarant desires to annex all, or a portion of, the Annexable Property, as defined and described in the Declarations as more particularly set forth herein.

D. Declarant is the owner of the Annexable Property or has the consent of owner to annex. Declarant is willing to subject the Annexable Property to the Declaration.

DECLARATION

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


1. Annexation. Declarant hereby annexes the property described on Exhibit "A" hereto ("**Annexed Property**") into the Properties. The Annexed Property is hereinafter subject to the Declaration and all covenants, conditions, restrictions, easements, assessments, charges and liens set forth therein.

2. Defined Terms. Any and all capitalized terms used in this Declaration of Annexation which are not specifically defined herein shall be given the same definitions assigned such terms in the Declarations.

IN WITNESS WHEREOF the parties hereto execute this Declaration of Annexation as of the day and year first written above.

DECLARANT:

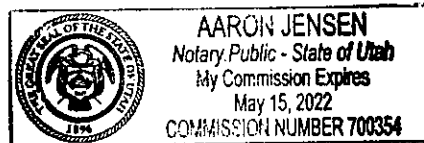
Blue River Land Group, LLC
a Utah limited liability company

By: 
Name: Aaron Robertson
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On this 18 day of October 2019, personally appeared before me Jay Stocking, who being duly sworn did say that he, Aaron Robertson is the Manager of Blue River Land Group, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

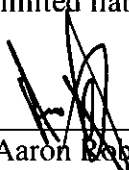

Notary Public



Acknowledgment of owner:

Santaquin Development, LLC
a Utah limited liability company

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By: 
Name: Aaron Robertson
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On this 18 day of October 2019, personally appeared before me Jay Stocking, who being duly sworn did say that he, Aaron Robertson is the Manager of Santaquin Development, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.


Notary Public

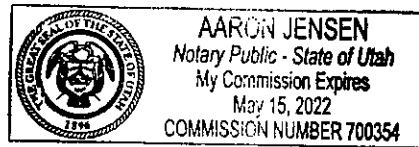


EXHIBIT "A"**ANNEXED PROPERTY**

The Annexed Property is described as follows:

Serial Number: 29:042:0067 (Undeveloped Land)

Legal Description: COM N 496.08 FT & E 62.64 FT FR W 1/4 COR. SEC. 36, T9S, R1E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 52 DEG 33' 20" W 20.63 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: N 4 DEG 34' 12" W 150.75 FT, RADIUS = 946 FT); N 846 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 24' 48" E 20.99 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 77 DEG 11' 14" E 416 FT, RADIUS = 1031 FT); ALONG A CURVE TO R (CHORD BEARS: N 67 DEG 25' 7" E 63.26 FT, RADIUS = 969 FT); N 75.54 FT; ALONG A CURVE TO R (CHORD BEARS: N 74 DEG 30' 51" E 136.15 FT, RADIUS = 1040 FT); ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 8' 1" E 212.59 FT, RADIUS = 1040 FT); E 167.29 FT; S 450.71 FT; E 138.66 FT; S 0 DEG 13' 13" E 258.33 FT; W 155.98 FT; S 57 DEG 44' 53" W 45.45 FT; S 48 DEG 7' 47" W 12.1 FT; S 16 DEG 39' 33" E 16.08 FT; ALONG A CURVE TO R (CHORD BEARS: S 36 DEG 54' 26" W 23.99 FT, RADIUS = 15 FT); W 761.6 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 0' 0" W 21.21 FT, RADIUS = 15 FT); W 40 FT; S 70 FT; W 7.5 FT; S 247.6 FT; ALONG A CURVE TO L (CHORD BEARS: S 4 DEG 36' 45" E 117 FT, RADIUS = 727.5 FT); ALONG A CURVE TO L (CHORD BEARS: S 10 DEG 17' 31" E 27.1 FT, RADIUS = 727.5 FT); S 11 DEG 21' 33" E 31.36 FT; ALONG A CURVE TO R (CHORD BEARS: S 39 DEG 26' 38" W 23.25 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 8' 18" W 68.43 FT, RADIUS = 631 FT) TO BEG. AREA 16.931 AC.