

Note to Recorder:
Record against the property
in both Exhibits A and B.

14268863 B: 11507 P: 2229 Total Pages: 5
07/26/2024 11:46 AM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MARC NORMAN
PO BOX 9811 SALT LAKE CITY, UT 841099811



After Recording Return To:
Curtis G. Kimble
Kimble Law PLLC
2290 E 4500 S, Suite 230
Salt Lake City, UT 84117
801-878-9361

**SUPPLEMENTAL DECLARATION OF CONDOMINIUM
FOR
MARCAT CONDOMINIUMS**

Annexation of Phase 2

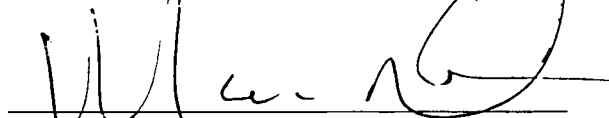
- A. Marcat Condominiums Phase 1 was subjected to a Declaration of Condominium recorded April 14, 2021, as Entry No. 13630611 in the Recorder's Office for Salt Lake County, Utah (as amended and as may be amended from time to time, the "Declaration").
- B. The Plat for Phase 1 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.
- C. Under Section 10.2 of the Declaration, the Declarant reserved an option until seven years from the date of recording the Declaration to expand the Project (as defined in the Declaration) in accordance with the Act.
- D. The Declarant under the Declaration is River Huck Development, LLC, and its successors and assigns.
- E. Marc A. Norman and Catherine L. Raney ("Assignees") are the fee simple owners of record of that certain real property described on Exhibit A attached hereto and incorporated herein ("Phase 2").
- F. River Huck Development, LLC ("River Huck") desires to transfer all of its rights as Declarant under the Declaration to Assignees, as owners of the Phase 2 property, and Assignees, as Declarant under the Declaration, desire to expand the Project by annexing the Phase 2 property to the Project and now intend that Phase 2 shall be subject to the Act and to the Declaration.
- G. This amendment shall be binding against the property described in Exhibits A and B.

NOW THEREFORE, the undersigned hereby declare as follows:

1. **Definitions; Recitals.** Except as otherwise stated, the definition of terms contained in the Declaration and the recitals above are incorporated herein by reference.
2. **Assignment.** River Huck hereby grants and assigns to Assignees all of its rights, title and interests as the Declarant under the Declaration, pursuant to Section 1.9 of the Declaration. Assignees shall henceforth enjoy any and all Declarant rights set forth in the Declaration, (2) all references in the Governing Documents to Declarant shall apply to Assignees, and (3) Assignees henceforth constitute the Declarant under the Declaration for all purposes.
3. **Acceptance.** Assignees accept the foregoing grant and assignment from River Huck of all of River Huck's rights, title and interests as the Declarant under the Declaration.
4. **Annexation.** The real property described in Exhibit A is hereby submitted to the provisions of the Utah Condominium Ownership Act and to the Declaration and, pursuant to the Declaration, is hereby annexed to the Project as Marcat Condominiums Phase 2 and is to be held, transferred, sold, conveyed, and occupied as a part of the Project and subject to the functions, powers, rights, duties and jurisdiction of the Association.
5. **Description of Buildings and Improvements.** Section 2.2 of the Declaration is hereby revised to reflect that, upon recording of this Supplemental Declaration and the Plat for Phase 2, the Property shall contain a total of 10 residential Units, as shown on the Plats.
6. **Ownership Interest in Common Areas, Percentage Interests.** Section 2.4 of the Declaration is hereby amended to state that the percentages of undivided ownership interest of the Unit Owners in the Common Areas (Percentage Interests) are equal and are 10% each.
7. **Declaration Unchanged.** The Declaration remains unchanged except as specifically amended by this Supplemental Declaration.
8. **Recording.** This Supplemental Declaration shall be recorded in the Salt Lake County Recorder's Office concurrently with the Phase 2 plat map, executed and acknowledged by Declarant.

IN WITNESS WHEREOF, the parties have executed this instrument on the 16th day of JULY, 2024.

RIVER HUCK DEVELOPMENT, LLC



Marc Norman
President

ASSIGNEE and DECLARANT

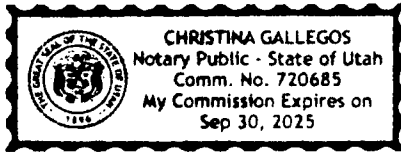
Marc A. Norman
Marc A. Norman

ASSIGNEE and DECLARANT

Catherine L. Raney
Catherine L. Raney

State of Utah)
:SS
County of Salt Lake)

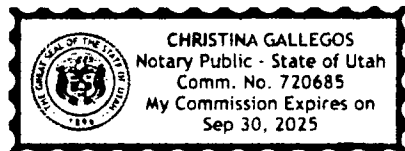
Subscribed and sworn to before me on the 16th day of July, 2024, by Marc Norman in the capacity indicated above on behalf of River Buck Development, LLC.



[Signature]
Notary Public

State of Utah)
:SS
County of Salt Lake)

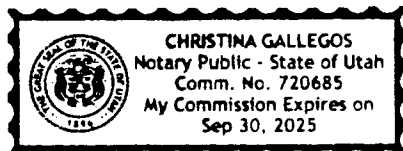
Subscribed and sworn to before me on the 16th day of July, 2024, by Marc A. Norman.



[Signature]
Notary Public

State of Utah)
:SS
County of Salt Lake)

Subscribed and sworn to before me on the 16th day of July, 2024, by Catherine L. Raney.



[Signature]
Notary Public

Exhibit A

Phase 2 Legal Description

A Parcel of land located in Lots 1 and 8, Block 18, Plat "A", Salt Lake City Survey located in the Northeast Quarter of Section 7, Township 1 South, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west right-of-way line of 300 East Street, said point being South 0°02'04" East 231.15 feet along the west right-of-way line from the Northeast Corner of said Lot 8 and running;
thence South 0°02'04" East 52.08 feet along the said west right-of-way line;
thence South 89°57'20" West 165.00 feet;
thence North 0°02'04" West 52.08 feet;
thence North 89°57'20" East 165.00 feet to the point of beginning.

Parcel contains 8,594 sq. ft. 0.197 acres.

Parcel No. 16-07-133-007

EXHIBIT B

Phase 1 Legal Description

Units 1 – 5 and Common Area, MARCAT CONDOMINIUMS PHASE 1, according to the official plat thereof recorded with the office of the Salt Lake County Recorder, state of Utah.

First Parcel #: 16-07-133-001