

When Recorded Return to:
Fieldstone Scenic Mountain West, LLC
12896 S. Pony Express Road, Suite 400
Draper, UT 84020
Parcel 66:838:0109



ENT 63669:2022 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 May 25 2:55 pm FEE 40.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

QUIT-CLAIM DEED

FIELDSTONE SCENIC MOUNTAIN WEST, LLC a Delaware limited liability company, **GRANTOR**, of Salt Lake County, State of Utah, hereby quit-claims to **JERON CANNON**, Unmarried Man, **GRANTEE**, of Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

Contains: ±35 s.f.

In compliance with Utah Code § 10-9a-606, the forgoing conveyance of real property has been approved by Eagle Mountain City, Scenic Mountain Homeowners Association, Inc. and Fieldstone Scenic Mountain, LLC, and such approvals are attached hereto as Exhibits A, B, and C respectively.

[Signatures to Follow]

EXHIBIT A

**NOTICE OF APPROVAL OF LOCAL GOVERNMENT
Pursuant to Utah Code 10-9a-606(5)(a)**

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.

C. Utah Code § 10-9a-606 permits the Grantor to convey the Parcel to another person or entity upon approval of the local government. The Parcel is located within Eagle Mountain City limits and Eagle Mountain City has jurisdiction over zoning and development of the Parcel.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that Eagle Mountain City has granted approval of such conveyance.

[Signatures to Follow]

EXHIBIT B

**NOTICE OF APPROVAL OF ASSOCIATION
Pursuant to Utah Code 10-9a-606(5)(b)**

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.

C. Utah Code § 10-9a-606 permits the Grantee to convey the Parcel to another person or entity upon approval of at least 67% of the voting interests of the Association.

D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Association and such, holds all voting interests of the Association.


CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that the Association has received approval from Fieldstone Scenic Mountain, LLC, who holds more than 67% of the association's voting interest.

[Signatures to Follow]

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF ASSOCIATION as of this 3 day of May, 2022.

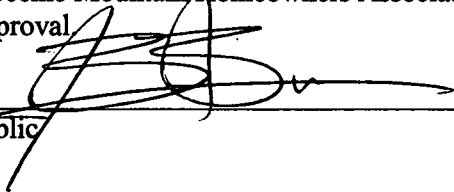
SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
a Utah nonprofit corporation



Jason Harris, President

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On the 3 day of May 2022, personally appeared before me Jason Harris, who by me being duly sworn, did say that he is a representative of the Scenic Mountain Homeowners Association, Inc., and that he is authorized the execute this Notice of Approval



Notary Public

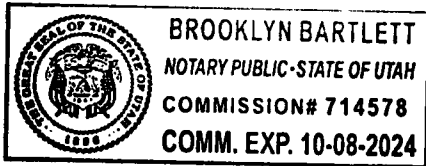


EXHIBIT C

**NOTICE OF APPROVAL OF DECLARANT
Pursuant to Utah Code 10-9a-606(5)(c)**

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.

C. Utah Code § 10-9s-606 permits the Grantee to convey the Parcel to another person or entity upon approval of the declarant during the period of administrative control.

D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Scenic Mountain project and the period of administrative control by the declarant remains in effect.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that Fieldstone Scenic Mountain, LLC, as Declarant, approves the conveyance.

[Signatures to Follow]

