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DOC # 20180047158

Partial Assignment Page 1 of 7
Russell Shirts Washington County Recorder
11/28/2018 03:49:32 PM Fee \$ 102.00
By FISHER & HUNTER LLC



When Recorded Return To:
Development Solutions Group Inc.
120 E. St. George Blvd. 1st Floor
St. George, UT 84770

**PARTIAL ASSIGNMENT OF DECLARANT RIGHTS FOR
ASPEN ESTATES SUBDIVISION**

NOTICE IS HEREBY GIVEN that effective the 16 day of August 2018 ("Effective Date") Development Solutions Group Inc., a Utah corporation ("Assignor") hereby assigns to Ivory Southern LLC, a Utah limited liability company ("Assignee"), certain rights and interests it possesses as Declarant of Aspen Estates Subdivision.

WITNESSETH

WHEREAS, Assignor, in connection with the development of Aspen Estates Subdivision, located in St. George, Washington County, Utah, recorded that certain Declaration of Covenants, Conditions and Restrictions with the Washington County Recorder's Office as Entry Number 20160000543 ("Declaration");

WHEREAS, Assignor desires to assign to Assignee certain of its rights and obligations as Declarant under the Declaration, and Assignee desires to accept such assignment; and

WHEREAS, such assignment is expressly authorized by Article 6.6 of the Declaration.

NOW, THEREFORE, in consideration of the foregoing, Assignor declares as follows:

1. Effective as of the date set forth above, and ratified effective with the filing of this document, Development Solutions Group Inc., as Assignor, does hereby assign and set over to Ivory Southern LLC, as Assignee, all of Assignor's rights and obligations as Declarant under the Declaration except such rights and obligations enumerated in paragraph 2 below. By signing below, Assignee accepts such assignment and the rights and obligations thereof.
2. Assignor retains the Declarant rights of Expansion of the Property, Withdrawal of Property, and Municipal Zoning and Subdivision Approvals, all as enumerated in Article 6 of the Declaration.

IN WITNESS WHEREOF, Assignor and Assignee have each caused this Assignment of Declarant Rights to be signed in its business entity name by a duly authorized individual.

DEVELOPMENT SOLUTIONS GROUP INC., a Utah corporation

By: [Signature]

Its: PRESIDENT

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 16 day of August, 2018, before me personally appeared Brett Burgess whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of Development Solutions Group Inc., a Utah corporation, and that the foregoing document was signed by him on behalf of that company, he being duly authorized to do so.

[Signature]
Notary Public



IVORY SOUTHERN LLC, a Utah limited liability company

By: [Signature]

Its: Authorized Agent

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 20 day of November, 2018, before me personally appeared Udit Almatraz whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Authorized Agent of Ivory Southern LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of that company, he being duly authorized to do so.

[Signature]
Notary Public

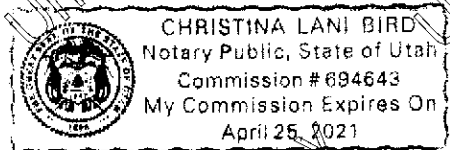


EXHIBIT "A"
LEGAL DESCRIPTION

ASPEN ESTATES

ASPEN ESTATES – PHASE 1 BOUNDARY

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG SAID CENTER SECTION LINE, A DISTANCE OF 45.001 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EAST LINE OF 3000 EAST STREET, DEDICATED BY DEED OF DEDICATION DOCUMENT NO. 20080016601, AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND RUNNING THENCE SOUTH 88°42'38" EAST ALONG SAID CENTER SECTION LINE, A DISTANCE OF 664.340 FEET; THENCE SOUTH 0°56'26" WEST 436.997 FEET; THENCE NORTH 88°42'38" WEST 663.841 FEET TO THE EAST LINE OF SAID 3000 EAST STREET; THENCE NORTH 0°52'31" EAST ALONG SAID EAST LINE OF 3000 EAST STREET, A DISTANCE OF 437.000 FEET TO THE POINT OF BEGINNING.
CONTAINS: 290,200 SQ. FT. (6.662 ACRES)

Now known as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Aspen Estates Phase 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-1-1, SG-ASP-1-2, SG-ASP-1-3, SG-ASP-1-4, SG-ASP-1-5, SG-ASP-1-6, SG-ASP-1-7, SG-ASP-1-8, SG-ASP-1-9, SG-ASP-1-10, SG-ASP-1-11, SG-ASP-1-12, SG-ASP-1-13, SG-ASP-1-14, SG-ASP-1-15, SG-ASP-1-16, SG-ASP-1-17, and SG-ASP-1-18

ASPEN ESTATES - PHASE 2 BOUNDARY

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, AND THE NORTHEAST CORNER OF THE ASPEN ESTATES - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 709.341 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF THE CORNERSTONE PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 88°42'38" EAST ALONG SAID QUARTER SECTION LINE AND SUBDIVISION BOUNDARY, A DISTANCE OF 618.430 FEET; THENCE SOUTH 00°56'26" WEST 278.889 FEET; THENCE NORTH 88°42'38" WEST 618.430 FEET TO THE EAST BOUNDARY OF SAID ASPEN ESTATES - PHASE 1 SUBDIVISION; THENCE NORTH 00°56'26" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 278.889 FEET TO THE POINT OF BEGINNING.

CONTAINS 172,470 SQ. FT., (3.959 ACRES)

Now known as Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 of Aspen Estates Phase 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-2-19, SG-ASP-2-20, SG-ASP-2-21, SG-ASP-2-22, SG-ASP-2-23, SG-ASP-2-24, SG-ASP-2-25, SG-ASP-2-26, SG-ASP-2-27, SG-ASP-2-28, SG-ASP-2-29, and SG-ASP-2-30

ASPEN ESTATES – PHASE 3 BOUNDARY

BEGINNING AT THE SOUTHEAST CORNER OF THE ASPEN ESTATES – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1327.771 FEET AND SOUTH 00°56'26" WEST 278.889 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°56'26" WEST 272.897 FEET; THENCE NORTH 88°42'38" WEST 514.760 FEET; THENCE SOUTH 00°56'26" WEST 5.448 FEET; THENCE NORTH 89°03'34" WEST 45.000 FEET; THENCE NORTH 88°41'34" WEST 101.719 FEET; THENCE NORTH 00°50'24" EAST 120.481 FEET TO THE SOUTH BOUNDARY OF THE ASPEN ESTATES – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (2) TWO COURSES: (1) SOUTH 88°42'38" EAST 43.262 FEET; AND (2) NORTH 00°56'26" EAST 158.108 FEET TO THE SOUTHWEST CORNER OF SAID ASPEN ESTATES – PHASE 2 SUBDIVISION; THENCE SOUTH 88°42'38" EAST ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 618.430 FEET TO THE POINT OF BEGINNING.

CONTAINS 174,550 SQ. FT. (4.007 ACRES)

Now known as Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42 of Aspen Estates Phase 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-3-31, SG-ASP-3-32, SG-ASP-3-33, SG-ASP-3-34, SG-ASP-3-35, SG-ASP-3-36, SG-ASP-3-37, SG-ASP-3-38, SG-ASP-3-39, SG-ASP-3-40, SG-ASP-3-41, SG-ASP-3-42.

ASPEN ESTATES – PHASE 4 BOUNDARY

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF ASPEN ESTATES – PHASE 3, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1323.771 FEET, SOUTH 00°56'26" WEST ALONG THE SIXTEENTH SECTION LINE, A DISTANCE OF 551.785 FEET AND NORTH 88°42'38" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID ASPEN ESTATES – PHASE 3, A DISTANCE OF 30.001 FEET FROM THE CENTER QUARTER CORNER OF

SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 3210 EAST STREET AND BOUNDARY OF ASPEN ESTATES – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE ALONG THE BOUNDARY OF SAID ASPEN ESTATES – PHASE 4 SUBDIVISION THE FOLLOWING (11) ELEVEN COURSES: (1) SOUTH 00°56'26" WEST 85.880 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°20'56", A DISTANCE OF 31.538 FEET; (3) SOUTH 01°17'22" WEST 22.500 FEET; (4) SOUTH 88°42'38" EAST 0.518 FEET; (5) SOUTH 01°17'22" WEST 22.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°17'22" WEST); (6) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°39'04", A DISTANCE OF 31.294 FEET; (7) SOUTH 00°56'26" WEST 87.623 FEET; (8) NORTH 88°42'38" WEST 480.759 FEET; (9) NORTH 00°56'26" EAST 57.053 FEET; (10) NORTH 89°03'34" WEST 45.000 FEET; AND (11) NORTH 88°41'34" WEST 101.375 FEET; THENCE NORTH 00°50'24" EAST 196.007 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID ASPEN ESTATES – PHASE 3 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 88°41'34" EAST 101.719 FEET; (2) SOUTH 89°03'34" EAST 45.000 FEET; (3) NORTH 00°56'26" EAST 5.448 FEET; AND (4) SOUTH 88°42'38" EAST 480.759 FEET TO THE POINT OF BEGINNING.
CONTAINS 151,928 SQ. FT., (3.488 ACRES)

Now known as Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 of Aspen Estates Phase 4, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-4-43, SG-ASP-4-44, SG-ASP-4-45, SG-ASP-4-46, SG-ASP-4-47, SG-ASP-4-48, SG-ASP-4-49, SG-ASP-4-50, SG-ASP-4-51, SG-ASP-4-52, SG-ASP-4-53, SG-ASP-4-54.

ASPEN ESTATES – PHASE 5 BOUNDARY

BEGINNING AT A POINT ON THE SIXTEENTH SECTION LINE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1323.771 FEET AND SOUTH 00°56'26" WEST ALONG THE SIXTEENTH SECTION LINE, A DISTANCE OF 551.785 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE ASPEN ESTATES – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 88°42'38" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 4.000 FEET; THENCE SOUTH 00°56'26" WEST 258.505 FEET; THENCE NORTH 88°42'38" WEST 4.000 FEET; THENCE SOUTH 00°56'26" WEST 259.798 FEET TO THE NORTHERLY BOUNDARY OF THE ASPEN ESTATES – PHASE 6 SUBDIVISION, AS RECORDED AND ON FILE WITH THE

WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 89°03'34" WEST 30.000 FEET; (2) NORTH 88°42'48" WEST 480.759 FEET; (3) NORTH 89°03'34" WEST 45.000 FEET; (4) NORTH 00°56'26" EAST 23.051 FEET; AND (5) NORTH 88°41'34" WEST 100.859 FEET; THENCE NORTH 00°50'24" EAST 294.010 FEET; THENCE SOUTH 88°41'34" EAST 101.375 FEET; THENCE SOUTH 89°03'34" EAST 45.000 FEET; THENCE SOUTH 00°56'26" WEST 57.053 FEET; THENCE SOUTH 88°42'38" EAST 480.759 FEET; THENCE NORTH 00°56'26" EAST 87.623 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°39'04", A DISTANCE OF 31.294 FEET; THENCE NORTH 01°17'22" EAST 22.500 FEET; THENCE NORTH 88°42'38" WEST 0.518 FEET; THENCE NORTH 01°17'22" EAST 22.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 01°17'22" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°20'56", A DISTANCE OF 31.538 FEET; THENCE NORTH 00°56'26" EAST 85.880 FEET TO THE SOUTHERLY BOUNDARY OF SAID ASPEN ESTATES - PHASE 3; THENCE SOUTH 88°42'38" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 30.001 FEET TO THE POINT OF BEGINNING. CONTAINS 186,645 SQ. FT. (4.285 ACRES)

Now known as Lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67 of Aspen Estates Phase 5, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-5-55, SG-ASP-5-56, SG-ASP-5-57, SG-ASP-5-58, SG-ASP-5-59, SG-ASP-5-60, SG-ASP-5-61, SG-ASP-5-62, SG-ASP-5-63, SG-ASP-5-64, SG-ASP-5-65, SG-ASP-5-66, and SG-ASP-5-67.

ASPEN ESTATES - PHASE 6 BOUNDARY

BEGINNING AT A POINT SOUTH 88°42'38" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1327.771 FEET AND SOUTH 00°56'26" WEST 1070.064 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°56'26" WEST 270.810 FEET TO THE NORTHEAST CORNER OF THE OAKWOOD ESTATES - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°45'28" WEST ALONG THE BOUNDARY OF SAID SUBDIVISION AND THE BOUNDARY OF THE OAKWOOD ESTATES - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 660.100 FEET; THENCE NORTH 00°50'24" EAST 293.934 FEET; THENCE SOUTH 88°41'34" EAST 100.859 FEET; THENCE SOUTH 00°56'26" WEST 23.051 FEET; THENCE SOUTH 89°03'34" EAST 45.000 FEET; THENCE SOUTH 88°42'48" EAST 480.759 FEET; THENCE SOUTH 89°03'34" EAST 34.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 181,153 SQ. FT., (4.159 ACRES)

Now known as Lots 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, and 80 of Aspen Estates Phase 6, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel ID: SG-ASP-6-68, SG-ASP-6-69, SG-ASP-6-70, SG-ASP-6-71, SG-ASP-6-72, SG-ASP-6-73, SG-ASP-6-74, SG-ASP-6-75, SG-ASP-6-76, SG-ASP-6-77, SG-ASP-6-78, SG-ASP-6-79, and SG-ASP-6-80.