

Assignment Page 1 of 3
Russell Shirts Washington County Recorder
12/14/2020 02:01:21 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When Recorded Return To:

Rio Virgin Properties, LLC
PO Box 580
Hurricane, Utah 84737

ASSIGNMENT OF DECLARANT RIGHTS

THE UNDERSIGNED, American First Federal Credit Union (“Assignor”), hereby assigns and quitclaims to Rio Virgin Properties, LLC, a Utah limited liability company (“Assignee”), all of its rights, title, interest, claim and benefits of the Assignor, if any, in and to declarant rights or as the “Declarant” (collectively, the “Declarant Rights”), under that certain Declaration of Covenants, Conditions, Easements and Protective Covenants of Rio de Sion dated June 5, 2006, and recorded with the Washington County Recorder on August 11, 2006, as Entry No. 20060036345 (the “Declaration”), relating to the single family residential project located in Washington County, State of Utah, commonly referred to as “Rio de Sion”, as more particularly described in Exhibit “A” attached hereto and incorporated herein. Assignee hereby accepts from Assignor the assignment of all of such Declarant Rights relating to the Project, and assumes all obligations relating thereto. Assignee understands and agrees that Assignor only intends to convey any Declarant Rights that it holds as of the date of this Assignment of Declaration Rights, if any, and that Assignor makes no representation or warranty whatsoever, whether express, implied or otherwise, that it holds any Declarant Rights. This assignment may be recorded, at Buyer’s discretion, in the real estate records of the Washington County Recorder.

DATED the 11 day of December, 2020.

ASSIGNOR:

AMERICA FIRST FEDERAL CREDIT UNION

Shari Cheney
By: Shari Cheney
Title: Authorized Signatory

ASSIGNEE:

RIO VIRGIN PROPERTIES, LLC,
a Utah limited liability company

By: Jana Campbell
Name: Jana Campbell
Its: Manager

STATE OF UTAH)
)
) ss.
COUNTY OF DAVIS)

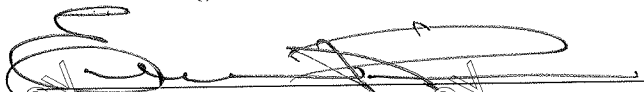
On the 11 day of December, 2020, personally appeared before me Shari Cheney, whose identity is known or satisfactorily proved to me, and acknowledged that the above and foregoing instrument was executed by her as a Authorized Signatory of America First Federal Credit Union.


NOTARY PUBLIC



STATE OF UTAH)
)
) ss.
COUNTY OF Washington)

On the ___ day of December, 2020, personally appeared before me Jana Campbell, whose identity is known or satisfactorily proved to me, and acknowledged that the above and foregoing instrument was executed by his/her as Manager of Rio Virgin Properties, LLC.


NOTARY PUBLIC

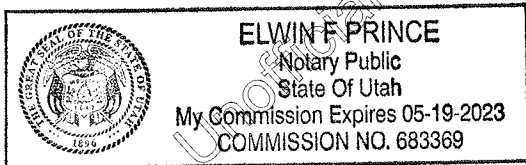


EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S 89°57'46" W 600.10 ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; RUNNING THENCE N 1°58'36" W 238.40 FEET; THENCE S 87°07'30" W 70.10 FEET; THENCE N 4°57'27" W 192.17 FEET; THENCE S 88°16'15" W 238.55 FEET; THENCE N 1°43'45" W 66.00 FEET; THENCE N 81°16'15" E 305.93 FEET; THENCE N 7°56'16" E 196.06 FEET; THENCE N 11°59'54" W 52.00 FEET; THENCE N 31°00'06" E 574.20 FEET; THENCE N 0°00'06" E 64.17 FEET; THENCE S 89°59'54" E 322.62 FEET; THENCE S 89°55'56" E 200.13 FEET; THENCE S 89°56'04" E 448.12 FEET; THENCE S 49°00'42" E 169.74 FEET; THENCE S 49°06'04" E 386.32 FEET; THENCE S 34°51'04" E 273.24 FEET; THENCE S 15°06'08" E 338.53 FEET; THENCE S 51°53'41" W 216.25 FEET; THENCE S 03°22'23" E 542.66 FEET TO THE POINT OF A 200.00 FOOT RADIUS CURVE TO THE LEFT WITH A RADIUS BEARING OF S 89°16'09" E; THENCE 113.51 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°31'09" TO THE POINT OF TANGENCY; THENCE S 29°11'46" E 92.12 FEET; THENCE S 87°38'34" W 543.66 FEET; THENCE S 87°36'38" W 184.13 FEET; THENCE S 73°37'42" W 196.58 FEET; THENCE S 83°13'39" W 479.90 FEET; THENCE S 55°41'27" W 428.33 FEET; THENCE N 19°00'00" E 745.16 FEET; THENCE S 87°00'00" W 343.12 FEET; THENCE N 1°58'36" W 143.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 71.03 ACRES

V-2-1-23-332
V-2-1-23-3310
V-2-1-23-33101
V-2-1-26-443
V-2-1-26-4431
V-RIOD-1-CA
V-RIOD-2-CA
V-RIOD-3-CA