

Notice of Interest Page 1 of 5  
Gary Christensen Washington County Recorder  
03/21/2023 01:10:13 PM Fee \$78.00 By  
MCDONALD FIELDING PLLC

**WHEN RECORDED MAIL TO:**

McDonald Fielding, PLLC

Attn: Kyle Fielding

230 N 1680 E Suite W2

St. George UT 84790

**Parcel Nos.**

W-5-3-2-242-A

W-5-3-2-2422

W-5-3-2-243

W-5-3-2-245

W-5-3-2-246

W-5-3-2-247

W-5-3-2-249

**NOTICE OF CLAIM OF INTEREST**

Please take notice pursuant to Utah Code Ann. § 57-9-4 that Sierra Homebuilders LLC (the "Company") claims an interest in the parcel of real property described below by reason of a Real Estate Purchase Contract with an offer reference date of 3/12/2020 ("REPC") between TC Smith LLC as assignee Seller (with MST 150 LLC as original Seller and Riverwood Development, LLC as interim Seller, and with Rockwell Homes Utah Inc being a present record owner of a portion of the property and bound to the terms of the REPC), and the Company as Buyer. The undersigned on behalf of the Company does hereby duly verify by oath and declare, under criminal penalty under the law of Utah, that the Company has fully performed the terms and conditions of the REPC and is entitled to an order or decree of specific performance compelling TC Smith LLC, Rockwell Homes Utah LLC, Riverwood Development, LLC, or any other record owner to convey to Sierra, on the terms described in the REPC, certain "to be platted" lots upon or within the boundaries of the real property located in Washington County, State of Utah, particularly described in **Exhibit A** attached hereto and incorporated herein by this reference. Under the REPC, Buyer has the right to acquire these future lots:

Lots 48 and 49, Finley Farms Subdivision Phase 1b;

Lots 2-4 and 130-133, Finley Farm Subdivision Phase 3;


Lot 10, Finley Farms Subdivision Phase 4; and

Lots 159-171, Finley Farms Subdivision Phase 5.

One of those lots, Lot 159, is to be provided to Buyer for no additional cost or charge based on consideration already paid or given by Buyer to Seller.

THIS NOTICE OF CLAIM OF INTEREST IS DATED this 21<sup>st</sup> day of March 20, 2023, by:

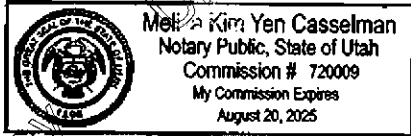
**Sierra Homebuilders LLC**



By: L. Boyd Cook  
Its: Authorized Signer

STATE OF UTAH )  
SS:  
COUNTY OF Box Elder )

On the 21<sup>st</sup> day of March, 2023, personally appeared before me L. Boyd Cook, Authorized Signer, known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument on behalf of Sierra Homebuilders LLC, a Utah limited liability company and who acknowledged to me that said entity executed it.



  
NOTARY PUBLIC

Exhibit AParcel No. W-5-3-2-246

S: 2 T: 43S R: 15W BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 1028.88 FEET AND WEST 1437.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°15'33" WEST 778.85 FEET; THENCE SOUTH 00°44'27" WEST 3.95 FEET; THENCE NORTH 89°17'27" WEST 98.12 FEET; THENCE NORTH 00°44'27" EAST 410.00 FEET; THENCE SOUTH 89°15'33" EAST 97.71 FEET; THENCE NORTHWESTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 21°35'33" WEST A DISTANCE OF 76.01 FEET), CENTER POINT LIES SOUTH 86°06'31" WEST THROUGH A CENTRAL ANGLE OF 35°24'07", A DISTANCE OF 77.24 FEET; THENCE NORTHWESTERLY ALONG A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 30°25'09" WEST A DISTANCE OF 53.99 FEET), CENTER POINT LIES NORTH 50°42'23" EAST THROUGH A CENTRAL ANGLE OF 17°44'56", A DISTANCE OF 54.21 FEET; THENCE EASTERLY ALONG A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 77°36'40" EAST A DISTANCE OF 331.19 FEET), CENTER POINT LIES SOUTH 25°30'00" EAST THROUGH A CENTRAL ANGLE OF 26°13'21", A DISTANCE OF 334.10 FEET; THENCE SOUTH 89°16'40" EAST 464.70 FEET; THENCE SOUTH 00°44'27" WEST 398.84 FEET; THENCE SOUTHERLY ALONG A 430.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 13°02'49" EAST A DISTANCE OF 204.96 FEET), CENTER POINT LIES SOUTH 89°15'33" EAST THROUGH A CENTRAL ANGLE OF 27°34'32", A DISTANCE OF 206.95 FEET; TO POB.

Parcel No. W-5-3-2-247

S: 2 T: 43S R: 15W BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 433.79 FEET AND WEST 1212.55 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°44'33" WEST 360.67 FEET; THENCE SOUTHERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 18°45'05" EAST A DISTANCE OF 100.11 FEET), CENTER POINT LIES SOUTH 89°15'27" EAST THROUGH A CENTRAL ANGLE OF 38°59'16", A DISTANCE OF 102.07 FEET; THENCE SOUTH 38°14'43" EAST 124.23 FEET; THENCE SOUTH 51°45'17" WEST 224.80 FEET; THENCE SOUTHWESTERLY ALONG A 345.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 45°55'53" WEST A DISTANCE OF 68.69 FEET), CENTER POINT LIES SOUTH 38°21'20" EAST THROUGH A CENTRAL ANGLE OF 11°25'34", A DISTANCE OF 68.80 FEET; THENCE NORTH 44°47'35" WEST 50.87 FEET; THENCE NORTHWESTERLY ALONG A 430.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 22°01'34" WEST A DISTANCE OF 332.81 FEET), CENTER POINT LIES NORTH 45°12'25" EAST THROUGH A CENTRAL ANGLE OF 45°32'03", A DISTANCE OF 341.73 FEET; THENCE NORTH 00°44'27" EAST 398.84 FEET; THENCE SOUTH 89°16'40" EAST 277.01 FEET, TO POB.

Parcel No. W-5-3-2-249

S: 2 T: 43S R: 15W BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE CRIMSON FIELDS - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°03'06" WEST ALONG THE QUARTER SECTION LINE AND SUBDIVISION BOUNDARY, A DISTANCE OF 451.503 FEET AND SOUTH 89°18'26" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 394.171 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), AND RUNNING THENCE SOUTH 89°18'26" EAST ALONG THE BOUNDARY OF SAID CRIMSON FIELDS - PHASE 4 SUBDIVISION AND THE SOUTHERLY BOUNDARY OF THE CRIMSON FIELDS - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, A DISTANCE OF 310.383 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 00°41'34" WEST); THENCE ALONG THE ARC OF A 730.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°14'01" A DISTANCE OF 308.757 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 68°48'34" EAST); THENCE ALONG THE ARC OF A 150.000 FOOT

RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°18'40", A DISTANCE OF 58.41 1 FEET; THENCE NORTH 01°07'15" EAST 7.300 FEET TO POB.

Parcel No. W-5-3-2-243

S: 2 T: 43S R: 15W BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 1046.09 FEET AND DUE WEST 1050.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING SOUTH 51°45'17" WEST 224.14 FEET; THENCE SOUTHWESTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 26°14'52" WEST A DISTANCE OF 232.53 FEET), CENTER POINT LIES SOUTH 38°14'43" EAST THROUGH A CENTRAL ANGLE OF 51°00'49", A DISTANCE OF 240.40 FEET; THENCE SOUTH 00°44'27" WEST 220.84 FEET; THENCE NORTH 89°15'33" WEST 30.00 FEET; THENCE SOUTH 00°44'27" WEST 10.35 FEET; THENCE SOUTHERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 13°36'51" WEST A DISTANCE OF 178.24 FEET), CENTER POINT LIES NORTH 89°15'33" WEST THROUGH A CENTRAL ANGLE OF 25°44'47", A DISTANCE OF 179.74 FEET; THENCE NORTH 63°30'45" WEST 45.00 FEET; THENCE NORTH 89°15'33" WEST 621.15 FEET; THENCE NORTH 00°44'27" EAST 100.00 FEET; THENCE NORTH 00°44'27" EAST 152.10 FEET; THENCE NORTH 89°15'33" WEST 110.00 FEET; THENCE NORTH 89°15'33" WEST 50.00 FEET; THENCE NORTH 89°15'33" WEST 111.25 FEET; THENCE NORTH 00°44'27" EAST 102.10 FEET; THENCE NORTH 89°15'33" WEST 24.66 FEET; THENCE NORTH 00°43'12" EAST 296.00 FEET; THENCE SOUTH 89°15'33" EAST 13.40 FEET; THENCE NORTH 00°44'27" EAST 94.00 FEET; THENCE SOUTH 89°15'33" EAST 24.51 FEET; THENCE SOUTH 89°17'27" EAST 98.12 FEET; THENCE NORTH 00°44'27" EAST 3.95 FEET; THENCE SOUTH 89°15'33" EAST 778.85 FEET; THENCE SOUTHEASTERLY ALONG A 430.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 35°48'50" EAST A DISTANCE OF 134.23 FEET), CENTER POINT LIES NORTH 63°09'55" EAST THROUGH A CENTRAL ANGLE OF 17°57'30", A DISTANCE OF 134.78 FEET; THENCE SOUTH 44°47'35" EAST 50.87 FEET; THENCE NORTHEASTERLY ALONG A 345.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 45°55'53" EAST A DISTANCE OF 68.69 FEET), CENTER POINT LIES SOUTH 49°46'54" EAST THROUGH A CENTRAL ANGLE OF 11°25'34", A DISTANCE OF 68.80 FEET; THENCE NORTH 51°45'17" EAST 224.80 FEET; THENCE SOUTH 38°14'43" EAST 75.00 FEET TO THE POINT OF BEGINNING.

Parcel No. W-5-3-2-242-A

S: 2 T: 43S R: 15W BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 1517.01 FEET AND WEST 2053.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°44'27" WEST 252.10 FEET; THENCE NORTH 89°15'33" WEST 10.00 FEET; THENCE SOUTH 00°44'27" WEST 876.51 FEET; THENCE NORTH 88°55'08" WEST 604.40 FEET; THENCE NORTH 01°03'08" EAST 1125.06 FEET; THENCE SOUTH 89°15'33" EAST 605.30 FEET, TO THE POINT OF BEGINNING.

Parcel No. W-5-3-2-2422

S: 2 T: 43S R: 15W BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 1616.81 FEET AND WEST 1106.31 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°02'25" WEST 109.36 FEET; THENCE SOUTH 30°12'35" WEST 141.58 FEET; THENCE SOUTH 27°46'11" WEST 105.95 FEET; THENCE SOUTH 33°47'59" WEST 161.96 FEET; THENCE SOUTH 30°38'20" WEST 217.47 FEET; THENCE SOUTH 40°36'34" WEST 210.52 FEET; THENCE SOUTH 43°32'30" WEST 204.74 FEET; THENCE NORTH 88°55'08" WEST 467.75 FEET; THENCE NORTH 00°44'27" EAST 876.51 FEET; THENCE SOUTH 89°15'33" EAST 631.15 FEET; THENCE SOUTH 63°30'45" EAST 45.00 FEET; THENCE NORTHERLY ALONG A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 13°36'51" EAST A DISTANCE OF 178.24 FEET), CENTER POINT LIES NORTH 63°30'45" WEST THROUGH A CENTRAL ANGLE OF 25°44'47", A DISTANCE OF 179.74 FEET; THENCE NORTH 00°44'27" EAST 10.35 FEET; THENCE SOUTH 89°15'33" EAST 245.42 FEET; THENCE SOUTH 57°27'54" EAST 191.46 FEET; TO POB.

Parcel No. W-5-3-2-245

S: 2 T: 43S R: 15W BEGINNING AT A POINT ON THE EAST SECTION LINE THAT LIES SOUTH 01°03'08" WEST 233.45 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°03'08" WEST 159.31 FEET ALONG THE SECTION LINE; THENCE SOUTH 60°16'52" WEST 17.68 FEET; THENCE SOUTH

28°06'37" WEST 289.78 FEET; THENCE SOUTH 14°57'56" WEST 294.14 FEET; THENCE SOUTH 35°33'27" WEST 135.30 FEET; THENCE SOUTH 58°03'03" WEST 135.76 FEET; THENCE SOUTH 42°06'50" WEST 158.26 FEET; THENCE SOUTH 44°38'12" WEST 212.97 FEET; THENCE SOUTH 44°49'28" WEST 213.85 FEET; THENCE SOUTH 38°22'02" WEST 224.17 FEET; THENCE NORTH 57°27'54" WEST 191.46 FEET; THENCE NORTH 89°15'33" WEST 215.42 FEET; THENCE NORTH 00°44'27" EAST 220.84 FEET; THENCE NORTHEASTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 26°14'52" EAST A DISTANCE OF 232.53 FEET, CENTER POINT LIES SOUTH 89°15'33" EAST, THROUGH A CENTRAL ANGLE OF 51°00'49") 240.40 FEET; THENCE NORTH 51°45'17" EAST 694.07 FEET; THENCE NORTHEASTERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°05'25" EAST A DISTANCE OF 141.37 FEET, CENTER POINT LIES NORTH 38°14'43" WEST, THROUGH A CENTRAL ANGLE OF 15°19'44") 121.80 FEET; THENCE NORTH 36°25'33" EAST 237.49 FEET; THENCE NORTHEASTERLY ALONG A 420.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 54°26'45" EAST A DISTANCE OF 259.85 FEET, CENTER POINT LIES SOUTH 53°34'27" EAST, THROUGH A CENTRAL ANGLE OF 36°02'24") 264.19 FEET; THENCE NORTH 72°27'57" EAST 257.49 FEET TO POB. TOG W/ROW