

RETURNED
AUG 04 2005

ASSIGNMENT OF DECLARANT'S RIGHTS FOR CROFTER'S COVE

J.28-4N.2W

THIS ASSIGNMENT OF DECLARANT'S RIGHTS ("Assignment") is executed this day of 7/27, 2005, by and between BLACKBURN JONES REAL ESTATE, INC., a Utah corporation (hereinafter called "Assignor") and ARGLE ACRES, L.L.C., a Utah limited liability company (hereinafter called "Assignee").

WHEREAS, pursuant to that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Crofter's Cove dated June 7, 1999 recorded among in the official records of the office of the County Recorder of Davis County, Utah ("County Recorder") as Entry 1525637, Book 2519, page 1422 et seq. ("Declaration"), Assignor is the Declarant, as that term is defined under the Declaration, as amended from time to time; and

WHEREAS, the Declaration authorizes Assignor to assign its rights as Declarant, and

WHEREAS, Assignor desires to assign to Assignee all its rights, title and interests under the Declaration and Assignee is desirous of such assignment under the provisions herein.

NOW, THEREFORE, WITNESSETH in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

SECTION I
ASSIGNMENT

Assignor, for good and valuable consideration, the receipt of and sufficiency of which is hereby acknowledged, does hereby grant and assign unto Assignee all its rights, title and interest under the Declaration, as of the date of the recordation of this Assignment in the County Recorder, and Assignee accepts this assignment as conveyed; provided, however, Assignee shall not be liable for any actions or inactions of Assignor under the Declaration or pertaining to the Association (as defined in the Declaration) from the date of the Declaration to the date this Assignment is recorded in the County Recorder This Assignment shall become effective as of the date it is recorded in the County Recorder.

E 2094246 B 3842 P 811-816
E 2094246 B 3842 P 811-816
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/04/2005 03:34 PM
FEE \$25.00 Pgs: 6
DEP RT REC'D FOR US TITLE COMPANY
OF UTAH

Kent

When Recorded Return To:
Michael Brodsky
Hamlet Companies
308 East 4500 South, Ste. 200
Murray, UT 84107

SECTION II

SUCCESSORS

This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, personal representatives and assigns.

SECTION III

APPLICABLE LAW

This Assignment shall be interpreted and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first above written.

ATTEST/WITNESS:

ASSIGNOR:
BLACKBURN JONES REAL ESTATE, INC.

Bruce H Jones (SEAL)
By:

ATTEST/WITNESS:

ASSIGNEE:
ARGYLE ACRES LLC

[Signature] (SEAL)
By: Hamlet Homes corporation,
Its Managing Member

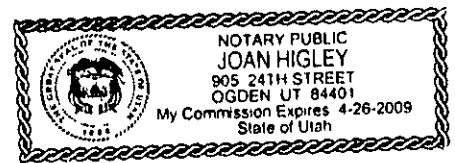
STATE OF UTAH, CITY/COUNTY OF Weber, TO WIT:

I HEREBY CERTIFY that on this 27th day of July, 2005, before me, the subscriber, a Notary Public of the State of Utah, personally appeared Bruce H. Jones who acknowledged himself to be the President of BLACKBURN JONES REAL ESTATE, INC., a Utah corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the same for the purposes therein contained, the name of the entity by himself as such

AS WITNESS my hand and seal.

[Signature]
Notary Public

My Commission Expires: 4/26/09



STATE OF UTAH, CITY/COUNTY OF Salt Lake, TO WIT: BK 3842 PG 813

I HEREBY CERTIFY that on this 21 day of July, 2005 before, me, the subscriber, a Notary Public of the State of Utah, personally appeared Michael Brodsky, who acknowledged himself to be the Chairman of Hamlet Homes Corporation, the managing member of ARGYLE ACRES, LLC, a Utah limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the same for the purposes therein contained, the name of the entity by himself as such Managing Member.

AS WITNESS my hand and seal

Susan Lister
Notary Public

My Commission Expires. 7-8-06

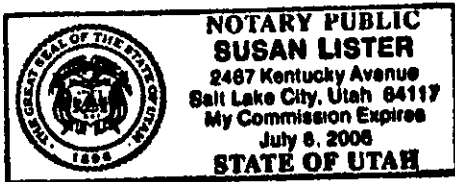


EXHIBIT "A"

Parcel 1

A Part of the Southwest Quarter of Section 8, Township 4 North Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, and more particularly described as follows: Beginning at a point which is North 89°53'49" West 757.60 feet and North 00°06'11" East 1943.81 feet from the South Quarter corner of said Section 8 and running: Thence South 81°16'34" East 388.48 feet; Thence South 88°03'54" East 352.63 feet; thence South 06°22'41" West 83.89 feet; thence South 83°21'47" East 9.94 feet; thence South 06°52'04" West 60.00 feet; thence South 04°24'54" West 55.18 feet; thence South 00°53'37" West 160.42 feet to the Northeast corner of Crofters Cove Phase 1 Subdivision; thence the following nine (9) courses along said Crofters Cove Phase 1 Subdivision (1) South 66°50'20" West 121.25 feet; (2) thence South 13°33'15" West 100.02 feet; (3) thence South 36°15'31" East 38.50 feet; (4) thence South 04°46'43" East 88.20 feet; (5) thence North 61°42'18" West 110.16 feet; (6) thence North 20°27'29" East 78.97 feet; (7) thence North 82°40'40" West 103.07 feet; (8) thence South 80°32'42" West 170.27 feet; (9) thence South 62°51'56" West 48.04 feet to the East boundary line of Crofters Glen Phase 2 Subdivision; thence the following two (2) courses along the East boundary line of said Crofters Glen Phase 2 Subdivision (1) North 22°14'24" West 566.00 feet; (2) thence North 15°00'42" West 83.69 feet to the point of beginning. (Being proposed Crofters Cove Subdivision Phase No. 2)

Part of 12-047-0179

Parcel 2

A part of the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Salt Lake Base & Meridian, Syracuse City, Davis County, and more particularly described as follows:

Beginning a point which is N89°53'49"W 413.47 feet and N00°06'11"E 1041.16 feet and S89°54'34"E 484.25 feet from the South Quarter corner of said Section 8 & running: Thence the following five (5) course along the boundary line of Crofters Cove Phase 1 Subdivision; (1) thence N00°06'11"E 85.00 feet; (2) thence S89°53'49"E 30.53 feet; (3) thence N00°06'11"E 60.00 feet; (4) thence N00°06'15"E 61.56 feet; (5) thence N00°27'58"W 208.67 feet; thence N60°24'16"E 145.40 feet; thence S60°44'55"E 171.26 feet; thence N64°52'18"E 117.16 feet; thence S58°14'53"E 117.69 feet; thence S31°29'41"E 93.02 feet; thence S01°59'50"E 89.55 feet; thence S00°03'48"E 78.31 feet; thence S00°03'23"W 60.00 feet; thence S89°53'49"E 1.97 feet; thence S00°08'25"W 84.88 feet; thence N89°54'34"W 564.72 feet to the point of beginning.

(Being proposed Crofters Cove Subdivision Phase No. 3)

12-047-0178

Parcel 3

Beginning at a point which lies South 89°45'33" East 1792.70 feet and South 0°15'27" West 687.76 feet and South 0°50' East 7.95 feet and North 86°25'59" East 99.60 feet and South 81°16'34" East 388.48 feet and South 88°03'54" East 378.75 feet from the West 1/4

corner of Section 8, Township 4 North, Range 2 West, Salt Lake Meridian, said point also lies on the E/W center section line of said Section 8 and running thence North 88°03'54" West 378.75 feet; thence North 81°16'34" West 388.48 feet to a point on the East line of Crofters Glen Phase 2 Subdivision; thence along said line South 15°00'42" East 83.69 feet; thence South 22°14'24" East 566.00 feet, to the Southeast corner of Crofters Glen Subdivision Phase 2; thence North 62°51'56" East 48.04 feet; thence North 80°32'42" East 170.27 feet; thence South 82°40'40" East 103.07 feet; thence South 20°27'29" West 78.81 feet; thence South 61°42'18" East 110.16 feet; thence North 04°46'51" West 88.20 feet; thence North 36°15'31" West 38.50 feet; thence North 13°33'15" East 100.12 feet; thence North 66°50'20" East 121.25 feet; thence South 75°44'47" East 63.82 feet; thence South 58°55'38" East 82.97 feet; thence North 60°24'16" East 145.40 feet; thence South 60°44'55" East 171.26 feet; thence North 64°52'18" East 117.16 feet; thence South 58°14'53" East 117.69 feet; thence South 31°29'41" East 93.02 feet; thence South 01°59'50" East 89.55 feet; thence South 00°03'48" East 78.31 feet; thence South 00°03'23" West 60.00 feet; thence South 89°53'49" East 1.97 feet; thence South 00°08'25" West 84.88 feet; thence South 89°53'49" East 254.03 feet; thence North 0°06'11" East 460.27 feet; thence North 54°23'43" West 388.39 feet; thence North 74°30'20" West 547.05 feet; thence North 88°03'54" West 40.88 feet, more or less, to the E/W center Section line and the point of beginning.

Less and excepting the following:

A part of the Southeast Quarter of Section 8, Township 4 North Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, and more particularly described as follows: beginning at a point which is North 89°53'49" West 757.60 feet and North 00°06'11" East 1943.81 feet from the South Quarter corner of said Section 8 and running: Thence South 81°16'34" East 388.48 feet; Thence South 88°03'54" East 352.63 feet; thence South 06°22'41" West 83.89 feet; thence South 83°21'47" East 9.94 feet; thence South 06°52'04" West 60.00 feet; thence South 04°24'54" West 55.18 feet; thence South 00°53'37" West 160.42 feet to the Northeast corner of Crofters Cove Phase 1 Subdivision; thence the following Nine (9) courses along said Crofters Cove Phase 1 Subdivision (1) South 66°50'20" West 121.25 feet; (2) Thence South 13°33'15" West 100.02 feet; (3) thence South 36°15'31" East 38.50 feet; (4) thence South 04°46'43" East 88.20 feet; (5) thence North 61°42'18" West 110.16 feet; (6) thence North 20°27'29" East 78.97 feet; (7) thence North 82°40'40" West 103.07 feet; (8) thence South 80°32'42" West 170.27 feet; (9) thence South 62°51'56" West 48.04 feet to the East boundary line of Crofters Glen Phase 2 Subdivision; thence the following two (2) courses along the East boundary line of said Crofters Glen Phase 2 Subdivision (1) North 22°14'24" West 566.00 feet; (2) thence North 15°00'42" West 83.69 feet to the point of beginning. (Being proposed Crofters Cove Subdivision No. 2).

Part of 12-047-0179

Parcel 4

A part of the South half of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, and more particularly described as follows:

Beginning at a point which is North 89 deg 53'49" West 757.60 feet and North 00 deg 06'11" East 1943.81 feet from the South Quarter corner of said Section 8 and running thence: South 81 deg 16'34" East 388.48 feet; thence South 88 deg 03'54" East 352.63 feet; thence North 06 deg 22'41" East 58.98 feet; thence North 83 deg 37'15" West 301.46

feet; thence South 89 deg 47'52" West 542.92 feet; thence South 00 deg 03'21" East 17.62 feet; thence South 00 deg 50'00" East 7.95 feet; thence North 86 deg 25'59" East 99.60 feet to the point of beginning.

Part of 12-047-0164

Parcel 5

A part of the South half of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, and more particularly described as follows:

Beginning at a point North 89 deg 53'49" West 757.60 feet and North 00 deg 06'11" East 1943.81 feet; South 81 deg 16'34" East 388.48 feet; South 88 deg 03'51" East 352.63 feet from the South quarter corner of said Section 8 and running thence; South 88 deg 04'09" East 67.00 feet; thence South 74 deg 30'20" East 547.05 feet; thence South 54 deg 23'43" East 388.39 feet; thence South 00 deg 06'11" West 460.27 feet; thence South 89 deg 53'49" East 25.00 feet; thence North 01 deg 02'52" West 584.59 feet; thence North 63 deg 44'47" West 128.75 feet; thence North 69 deg 01'32" West 132.78 feet; thence North 34 deg 43'33" West 150.88 feet; thence South 87 deg 29'31" West 190.61 feet; thence North 53 deg 32'09" West 87.19 feet; thence North 83 deg 37'15" West 332.97 feet; thence South 06 deg 22'41" West 58.98 feet to the point of beginning.

Part of 12-047-0164

Situated in DAVIS County