AFTER RECORDED, RETURN TO:

G.M.W. Development, Inc.

Attn: Gary M. Wright

1178 Legacy Crossing Blvd., Suite 100

1235

Centerville, Utah 84014

E 2953783 B 6565 P 211-212 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 07/26/2016 09:29 AM FEE \$46.00 Pas: 2 DEP RT REC'D FOR SYRACUSE CITY

12-858-0201->

## DECLARATION OF ANNEXATION TIVOLI GARDENS PHASE 2

G.M.W. Development, Inc., a Utah corporation, Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Tivoli Gardens, filed of record on August 19, 2015, as Entry Number: 2887972, Book Number: 6333, Page Numbers: 909-946, of the Official Davis County Records (the "<u>Declaration</u>"), hereby declares as follows:

- 1. Pursuant to Section 2.5 of the Declaration, Declarant hereby annexes to the Property (as defined in the Declaration), the property described on Exhibit A located in Syracuse City, Davis County, State of Utah.
- 2. All lot owners in the new phase described above will be subject to all rights, powers, privileges, covenants, restrictions, easements, charges, and liens as set forth in the original Declaration. The annexed land is to be held, sold, conveyed, encumbered, occupied, and approved as part of the Property, subject to the Declaration.
- 3. Declarant continues to reserve all rights to expand, and such other rights as are conferred upon Declarant in the Declaration.

Dated this 21st day of July 2016.

**DECLARANT**:

G.M.W. DEVELOPMENT, INC.,

a Utah corporation

By: Gary M. Wright

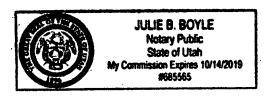
Its. President

STATE OF UTAH

)ss.

COUNTY OF DAVIS)

On the 21 day of July 2016, personally appeared before me Gary M. Wright, President of G.M.W. Development, Inc., a Utah corporation, the signor of the foregoing document, who acknowledged to me that he executed the same on behalf of G.M.W Development, Inc. pursuant to authority given by the board of directors of G.M.W. Development, Inc.



Notary Public

2953783 BK 6565 PG 212

## Exhibit A Legal Description of Tivoli Gardens Phase 2

A PORTION OF THE NE. 1/4 OF SEC 15-T4N-R2W, SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT A PT LOC S 0^08'46" W ALG THE SEC LINE 659.54 FT & \$ 89^58'36" W 33.00 FT FR THE NE COR OF SEC 15-T4N-R2W, SLB&M; TH S 0^08'46" W 263.00 FT; TH N 89^52'08" W 379.39 FT; TH S 89^59'20" W 60.00 FT; TH N 89^49'03" W 166.00 FT; TH S 72^33'408" W 83.91 FT; TH S 60^04'41" W 87.61 FT; TH S 80^59'208" W 83.97 FT; TH N 89^52'08" W 110.00 FT; TH S 80^40'08" W 60.83 FT; TH N 89^52'08" W 260.00 FT; TH N 0^07'52" E 85.28 FT; TH N 89^52'08" W 100.00 FT TO THE WLY LINE OF ANTELOPE RUN SUB; TH N 0^07'52" E ALG SD PLAT 329.23 FT TO THE S LINE OF TO THE S LINE OF DESERTSCAPE SUB AMD LOT 1 (DEED READS DESERTSCAPE SUB AMD); TH N 89^58'36" E ALG SD PLAT & EXTENSION THEREOF 1295.47 FT TO THE POB. CONT 9.53 ACRES