

WHEN RECORDED, RETURN TO:

Lennar Homes of Utah, Inc.
111 E. Segoe Lily Drive, Suite 150
Sandy, UT 84070
Attn: Seth Townsend

Tax Parcel Nos.: 11-037-0061, 11-897-0116, 11-897-0117, 11-897-0119, 11-897-0120 and 11-897-0121

153340-MCB

ASSIGNMENT OF GOVERNING DOCUMENTS

THIS ASSIGNMENT OF GOVERNING DOCUMENTS (“**Assignment**”) is made and entered into as of January 4th, 2022, by Talbot Estates Kaysville, LLC a Utah limited liability company (“**Assignor**”), to and for the benefit of AG Essential Housing Multi State 2, LLC, a Delaware limited liability company and Lennar Homes of Utah, Inc., a Delaware corporation (collectively “**Assignee**”).

FOR VALUE RECEIVED, Assignor hereby assigns and transfers to Assignee and its successors and assigns, without representation and warranty, all of Assignor’s right, title and interest, if any, under all declarations and other similar documents pursuant to which Assignor has any rights as a developer, declarant or the like, or any rights under any property owner’s association, architectural control committee or the like, but only to the extent Assignor’s rights relate to the real property located in Kaysville, Davis County, Utah, more fully described in **Exhibit A** attached hereto (“**Property**”).

This Assignment will be governed by and construed according to the substantive laws and judicial decisions of Utah and applicable federal laws, rules and regulations.

[Signatures on Next Page.]

EXHIBIT A

PROPERTY DESCRIPTION

The real property referenced in the foregoing instrument is located in Davis County, Utah and is more particularly described as:

Property is located in Davis County, State of Utah and is more particularly described as:

PARCEL 1:

PROPOSED TALBOT ESTATES PHASE 2 PRUD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD OF UDOT PROJECT NO. S-0089(406)398, SAID POINT BEING NORTH 00°32'09" EAST 1316.08 FEET (NAD83 BEARING BEING NORTH 00°32'08" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 25, PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) AND EAST 416.58 FEET FROM THE SOUTHWEST QUARTER CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD THE FOLLOWING SEVEN (7) COURSES: (1) NORTHWESTERLY 39.85 FEET ALONG THE ARC OF A 560.20 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 86°46'06" WEST AND THE CHORD BEARS NORTH 05°16'11" WEST 39.85 FEET WITH A CENTRAL ANGLE OF 04°04'34"); (2) NORTHWESTERLY 456.54 FEET ALONG THE ARC OF A 4960.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 84°31'04" EAST AND THE CHORD BEARS NORTH 02°50'43" WEST 456.38 FEET WITH A CENTRAL ANGLE OF 05°16'26"); (3) NORTH 00°12'30" WEST 432.82 FEET; (4) NORTH 89°32'02" EAST 20.00 FEET; (5) NORTH 0°12'30" WEST 62.26 FEET; (6) SOUTH 83°42'30" WEST 20.11 FEET; (7) NORTH 00°12'30" WEST 285.78 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF OTT ESTATES AMENDED SUBDIVISION; THENCE ALONG SAID EXTENSION AND THE SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 84°33'25" EAST 362.72 FEET; (2) NORTH 00°05'49" EAST 59.20 FEET; (3) NORTH 88°44'53" EAST 584.72 FEET TO A BOUNDARY LINE AGREEMENT (ENTRY NO. 3424365 (DEED READS ENTRY NO. 3419879) IN BOOK 7847 AT PAGE 795); THENCE SOUTH 00°49'49" WEST 298.48 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 88°00'31" WEST 149.96 FEET; THENCE SOUTH 01°59'29" EAST 149.40 FEET; THENCE NORTH 88°00'31" EAST 142.60 FEET TO THE AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES AND

DISTANCES: (1) SOUTH 00°49'49" WEST 439.20 FEET; (2) SOUTH 83°42'41" WEST 322.36 FEET; (3) SOUTH 51°51'01" WEST 741.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION LYING WITHIN TALBOT ESTATES PHASE 1A PRUD.

PARCEL 1A:

Beneficial easements for ingress and egress over and across all of the private streets of Talbot Estates Phase 1A PRUD.

PARCEL 2:

All of Lots 116, 117, 119, 120 and 121, of TALBOT ESTATES PHASE 1A PRUD, according to the official plat thereof, recorded October 21, 2021 as Entry No. 3429218 in Book 7870 at Page 1390.

PARCEL 2A:

Beneficial easements for ingress and egress over and across all of the private streets of Talbot Estates Phase 1A PRUD.

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