

Prepared By  
Jeff Johnson, General Counsel  
Covenant Clearinghouse, LLC  
701 Brazos St., Austin, TX. 78701

NOTICE OF TRANSFER FEE COVENANT  
[PURSUANT TO UTAH CODE §§ 57-1-46:47]

COVENANT CLEARINGHOUSE, LLC., A NEVADA LIMITED LIABILITY COMPANY (HEREIN "TRUSTEE"), WHOSE ADDRESS IS P. O. BOX 6193, ROUND ROCK, TX, 78683 AND 701 BRAZOS ST., AUSTIN, TX. 78701, IN ITS CAPACITY AS DULY APPOINTED TRUSTEE UNDER THE CC&R IDENTIFIED BELOW (SAID APPOINTMENT HEREBY RATIFIED AND AFFIRMED), HEREBY NOTIFIES THE PUBLIC OF THE FOREGOING AND AS FOLLOWS:

1. CERTAIN REAL PROPERTY (HEREIN CALLED THE "PROPERTY") SITUATED IN UTAH COUNTY, STATE OF UTAH, IS ENCUMBERED BY A TRANSFER FEE COVENANT (AS MAY BE AMENDED FROM TIME TO TIME PURSUANT TO THE TERMS THEREIN, HEREIN CALLED THE "CC&R") WHICH IMPOSES A TRANSFER FEE OBLIGATION (HEREIN CALLED AN AN "ASSESSMENT") PAYABLE IN CONNECTION WITH TRANSFERS OF AN INTEREST (EACH HEREIN CALLED A "CONVEYANCE") IN THE PROPERTY. THE CC&R AND THE PROPERTY ARE EACH IDENTIFIED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
2. THE ASSESSMENT AMOUNT IS ONE PERCENT (1%) OF THE CONSIDERATION PAID IN CONNECTION WITH A CONVEYANCE, DETERMINED IN ACCORDANCE WITH THE CC&R.
3. PAYMENT INFORMATION AND CLOSING ASSISTANCE CAN BE OBTAINED VIA THE TRUSTEE WEBSITE, VIZ: [WWW.COVENANTCLEARINGHOUSE.COM](http://WWW.COVENANTCLEARINGHOUSE.COM)
4. THE NAME OF EACH BENEFICIARY HOLDING AN INTEREST IN THE CC&R (EACH A "BENEFICIARY") IS SET FORTH IN EXHIBIT A. THE CURRENT ADDRESS OF EACH BENEFICIARY, FOR ALL CC&R RELATED PURPOSES, IS: IN CARE OF THE TRUSTEE, AT THE ADDRESS ABOVE OR AS PUBLISHED ON THE TRUSTEE WEBSITE.
5. THE TRUSTEE IS THE DESIGNATED PAYEE OF RECORD FOR, AND AUTHORIZED REPRESENTATIVE OF, EACH BENEFICIARY FOR ALL PURPOSES RELATED TO THE CC&R.
6. PURSUANT TO ITS AUTHORITY TO ACT IN THE PLACE AND STEAD OF EACH BENEFICIARY, THE TRUSTEE, BY SIGNATURE BELOW, APPROVES THIS NOTICE ON BEHALF OF, AND AS THE ACT OF, EACH AND EVERY BENEFICIARY.
7. THE BURDEN OF THE TRANSFER FEE COVENANT (AKA CC&R) IS INTENDED TO RUN WITH THE LAND AND TO BIND SUCCESSORS IN INTEREST AND ASSIGNS.
8. THE DURATION OF THE TRANSFER FEE COVENANT IS NINETY-NINE (99) YEARS.
9. INFORMATION DEEMED RELIABLE, BUT NO GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED. NOTHING HEREIN MODIFIES THE CC&R, WHICH SHALL

CONTROL, AND WHICH IS INCORPORATED HEREIN BY REFERENCE. CLAIMS IN EXCESS OF THOSE PERMITTED BY LAW ARE DISCLAIMED. THE PUBLIC MUST CONSULT WITH AND RELY SOLELY UPON LEGAL ADVISORS OF THEIR CHOOSING REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER THE CC&R AND APPLICABLE LAW .

COVENANT CLEARINGHOUSE, LLC, TRUSTEE,  
BY: AFO MANAGEMENT, LLC., A TEXAS LLC., ITS MANAGER



JOE ALDERMAN, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF TEXAS

§

COUNTY OF TRAVIS

ACKNOWLEDGED BEFORE ME ON THIS 31ST DAY OF MAY, 2024, BY JOE ALDERMAN, AUTHORIZED AGENT OF AFO MANAGEMENT, LLC., MANAGER OF COVENANT CLEARINGHOUSE, LLC.



Jennifer Lynn Alderman  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT A

THE FOLLOWING INSTRUMENTS (EACH A "CC&R"), RECORDED IN THE REAL PROPERTY RECORDS OF UTAH COUNTY, UTAH, EACH CC&R BEING INCORPORATED HEREIN BY REFERENCE.

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 9/8/2008, DOC. NO 991202008, OFFICIAL DEED RECORDS OF UTAH COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 2280]. THE BENEFICIARIES ARE: GRANT BYBEE; RFR HOLDINGS, LLC.; SEAN MORGAN KAY; THOR ROUNDY; FREEHOLD LICENSING, INC.; TIM KAY; KLR INVESTMENTS, LLC; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 9/8/2107 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH POINT LIES NORTH 0°11'34" EAST 1361.66 FEET ALONG THE 1/4 SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 0°11'34" EAST 1339.68 FEET CONTINUING ALONG THE 1/4 SECTION LINE; THENCE EAST 19.72 FEET; THENCE NORTH 174.16 FEET; THENCE NORTH 89°48'26" WEST 554.13 FEET; THENCE SOUTH 0°11'34" WEST 1518.57 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°41'39" EAST 535.02 FEET TO THE POINT OF BEGINNING. (AREA = 18.78 ACRES)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°49'20" EAST 1817.64 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTH RANCH SUBDIVISION, PLAT B; THENCE SOUTH 25°00'00" EAST 1945.92 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION AND THE WESTERLY LINE OF CEDAR PASS NORTH SUBDIVISION, PLAT A; THENCE SOUTH 696.62 FEET CONTINUING ALONG CEDAR PASS NORTH, PLAT A; THENCE NORTH 89°48'26" WEST 554.13 FEET; THENCE SOUTH 0°11'34" WEST 623.45 FEET; THENCE SOUTH 89°41'39" WEST 1455.28 FEET; THENCE NORTH 0°47'38" EAST 1124.58 FEET; THENCE NORTH 89°49'32" WEST 650.11 FEET TO THE WEST LINE OF SECTION 13; THENCE NORTH 0°10'28" EAST 1968.77 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. (AREA = 146.25 ACRES)

TRACT 1. PARCEL NO: 580440048. BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH POINT LIES NORTH  $0^{\circ}11'34''$  EAST 1361.66 FEET ALONG THE 1/4 SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH  $0^{\circ}11'34''$  EAST 1339.68 FEET CONTINUING ALONG THE 1/4 SECTION LINE; THENCE EAST 19.72 FEET; THENCE NORTH 174.16 FEET; THENCE NORTH  $89^{\circ}48'26''$  WEST 554.13 FEET; THENCE SOUTH  $0^{\circ}11'34''$  WEST 1518.57 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH  $89^{\circ}41'39''$  EAST 535.02 FEET TO THE POINT OF BEGINNING. OWNER OR PURPORTED OWNER: KLR INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY.


TRACT 2. PARCEL NO: 580440008, 580440015, 580440050. BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH  $89^{\circ}49'20''$  EAST 1817.64 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTH RANCH SUBDIVISION, PLAT B; THENCE SOUTH  $25^{\circ}00'00''$  EAST 1945.92 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION AND THE WESTERLY LINE OF CEDAR PASS NORTH SUBDIVISION, PLAT A; THENCE SOUTH 696.62 FEET CONTINUING ALONG CEDAR PASS NORTH, PLAT A; THENCE NORTH  $89^{\circ}48'26''$  WEST 554.13 FEET; THENCE SOUTH  $0^{\circ}11'34''$  WEST 623.45 FEET; THENCE SOUTH  $89^{\circ}41'39''$  WEST 1455.28 FEET; THENCE NORTH  $0^{\circ}47'38''$  EAST 1124.58 FEET; THENCE NORTH  $89^{\circ}49'32''$  WEST 650.11 FEET TO THE WEST LINE OF SECTION 13; THENCE NORTH  $0^{\circ}10'28''$  EAST 1968.77 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.  
. OWNER OR PURPORTED OWNER: KLR INVESTMENTS, LLC.

**CERTIFICATE OF AUTHENTICITY**

STATE OF UTAH  
COUNTY OF UTAH

I, Joe Alderman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Covenant Clearinghouse, LLC, Trustee,  
BY: AFO Management, LLC., a Texas LLC., its  
Manager**

  
\_\_\_\_\_  
**Joe Alderman, Authorized Agent**

THE STATE OF TEXAS

§ COUNTY OF TRAVIS

Before me, the Undersigned Notary, on the 31st day of May, 2024, personally appeared Joe Alderman, Authorized Agent of Covenant Clearinghouse, LLC, signer of the foregoing instrument, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that s/he executed the same in the aforementioned capacity for the purposes therein contained.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS