

WHEN RECORDED, RETURN TO:

River Run SF, LLC
520 S. 850 E., Suite A4
Lehi, Utah 84043



ENT 39932:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 21 10:59 am FEE 40.00 BY KR
RECORDED FOR RIVER RUN DEVELOPMENT

ASSIGNMENT OF DECLARANT RIGHTS

This *Assignment of Declarant Rights* (“**Assignment**”) is made effective as of the date set forth below by RIVER RUN DEVELOPMENT LLC, a Utah limited liability company (“**Assignor**”) in favor of RIVER RUN SF, LLC, a Utah limited liability company (“**Assignee**”).

Whereas, Assignor is the “Declarant” as that term is used in that certain *Declaration of Covenants, Conditions, Easements and Restrictions of River Run Townhomes* (“**Declaration**”) dated November 8, 2021 and recorded in the real property records of Utah County on November 9, 2021, as Entry No. 189528:2021.

Whereas, the Declaration encumbers certain property located in Spanish Fork City, Utah County, State of Utah known as River Run Townhomes (“**Property**”), and which is more particularly described on **Exhibit A** hereto.

Whereas, Assignor desires to transfer to Assignee all rights of Declarant under the Declaration now held by Assignor.

NOW THEREFORE, for good and valuable consideration acknowledged and received:

1. **Assignment**. Assignor does hereby assign, transfer, and convey to Assignee all right, title, and interest which Assignor holds as Declarant under the Declaration as of the date of this Assignment.

2. **Warranties**. Assignor represents and warrants to Assignee as follows: (a) that Assignor was the owner of the Property when the Declaration was recorded; (b) that Assignor had full power and authority to encumber the Property with the Declaration when it was executed and recorded; (c) that Assignor has full power and authority to execute this Assignment; (d) that Assignor has not previously assigned, conveyed, or otherwise transferred any portion of the rights of Declarant under the Declaration; and (e) that Assignor is not in breach of any obligations of Declarant under the Declaration and, to Assignor’s knowledge, there are no claims threatened or made for breaches of the Declaration.

3. **Successors and Assigns**. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

4. **Governing Law**. This Assignment, and any claim, controversy or dispute arising under or related to this Assignment or the rights, duties and relationship of the Assignor and Assignee, shall be governed by and construed in accordance with the laws of the State of Utah. In the event of any action enforce or interpret any provision of this Assignment, the prevailing party shall be entitled to an award of reasonable attorney fees.

WHEREFORE, Assignor has executed this Assignment.

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ASSIGNOR

**RIVER RUN DEVELOPMENT LLC,
a Utah limited liability company**

By: 

Name: Samuel A. Drown

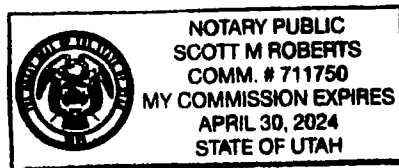
Title: Manager

Date: 6/20/2023

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE_)

The foregoing instrument was acknowledged before me this 20 day of June, 2023, by Samuel A. Drown as Manager of River Run Development, LLC.


Notary Public



(Legal Description)

River Run Townhomes Plat "A"

Beginning at a point in the extension of an existing fence, which point lies South 00°12'21" East 125.79 feet along the Section line and East 958.22 feet from the West corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 03°36'34" East 256.32 feet along said extension and fence; thence North 03°08'31" East 553.43 feet; thence North 86°57'23" West 148.47 feet; thence Northeasterly along the arc of a 23.04 foot radius curve to the right through the central angle of 89°47'02" the chord bears North 41°57'23" West 32.53 feet; thence North 03°02'37" East 161.02 feet; thence North 86°57'23" West 204.85 feet; thence South 02°34'26" West 35.98 feet; thence South 02°22'49" West 406.24 feet; thence South 33°40'08" East 89.75 feet; thence South 32°51'21" East 92.02 feet; thence South 28°53'23" East 69.59 feet; thence South 26°02'16" East 152.66 feet; thence South 25°44'41" East 89.35 feet; thence Southeasterly 123.60 feet along the arc of a 500.00 radius curve to the left through the central angle of 14°09'51" the chord bears South 29°24'19" East 123.29 feet; thence Southeasterly 50.64 feet along the arc of a 110.00 foot radius curve to the left through the central angle of 26°22'29" the chord bears South 49°53'11" East 50.19 feet to the point of beginning.

River Run Townhomes Plat "B"

Beginning at a point in an existing fence, which point lies North 89°16'35" East 1005.23 feet along the quarter Section line and North 669.93 feet from the West ¼ corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence along the existing boundary of RIVER RUN TOWNHOMES PLAT "A" the following 4 courses to wit: (1) North 86°57'23" West 148.47 feet, (2) Northwesterly 36.11 feet along the arc of a 23.04 foot radius curve to the right through the central angle of 89°47'02", the chord bears North 41°57'23" West 32.53 feet, (3) North 03°02'37" East 161.02 feet, (4) North 86°57'23" West 204.85 feet; thence North 02°34'26" East 280.87 feet; thence South 86°59'42" East 380.77 feet; thence South 03°19'38" West 415.21 feet; thence South 03°08'31" West 49.92 feet to the point of beginning.

River Run Townhomes Plat "C"

Beginning at a point in an existing fence, which point lies North 89°16'35" East 1032.07 feet along the quarter Section line and North 1133.95 feet from the West ¼ corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence along the existing boundary of RIVER RUN TOWNHOMES PLAT "B" North 86°59'42" West 380.77 feet; thence North 02°34'26" East 108.36 feet; thence North 02°42'56" East 285.48 feet; thence North 01°40'06" East 185.65 feet; thence North 01°37'18" East 382.86 feet; thence North 02°06'06" East 188.38 feet; thence East 264.92 feet; thence 37.85 feet along the arc of a 500-foot radius curve to the left through a central angle of 04°20'13", the chord bears North 87°49'53" East 37.84 feet; thence North 85°39'47" 266.24 feet; thence South 30°48'35" West 15.85 feet; thence South 80°39'47" West 88.89 feet; thence South 05°12'59" West 121.03 feet; thence South 08°35'33" West 62.40 feet; thence South 08°07'05" West 134.76 feet; thence South 08°25'05" West 188.50 feet; thence South 08°03'15" West 336.53 feet; thence South 02°50'51" West 74.12 feet; thence South 03°40'35" West 183.94 feet; thence South 03°19'38" 70.65 to the point of beginning.