

When Recorded Return to:  
Fieldstone Scenic Mountain West, LLC  
12896 S. Pony Express Road, Suite 400  
Draper, UT 84020  
Parcel 66:838:0114



ENT 63661:2022 PG 1 of 8  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 May 25 2:48 pm FEE 50.00 BY CH  
RECORDED FOR EAGLE MOUNTAIN CITY

**QUIT-CLAIM DEED**

**SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**, a Utah nonprofit corporation, **GRANTOR**, of Salt Lake County, State of Utah, hereby quit-claims to **FIELDSTONE SCENIC MOUNTAIN WEST, LLC** a Delaware limited liability company, **GRANTEE**, of Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:


PARCEL A, PLAT 1, SCENIC MOUNTAIN, PHASE C  
TOTAL AREA .253 AC.

In compliance with Utah Code § 10-9a-606, the forgoing conveyance of real property has been approved by Eagle Mountain City, Scenic Mountain Homeowners Association, Inc. and Fieldstone Scenic Mountain, LLC, and such approvals are attached hereto as Exhibits A, B, and C respectively.

[Signatures to Follow]

WITNESS, the hand of said GRANTOR this 2 of May, 2022.

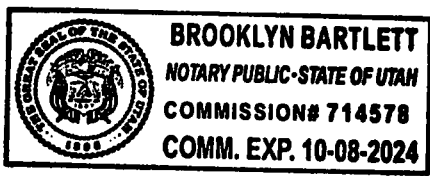
**SCENIC MOUNTAIN HOMEOWNERS  
ASSOCIATION, INC.**  
a Utah nonprofit Corporation

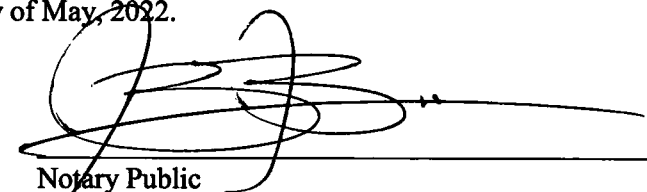
  
\_\_\_\_\_  
By: Jason Harris  
Its: President

STATE OF UTAH                    )  
  ss.  
COUNTY OF SALT LAKE        )

I Brooklyn Bartlett, A Notary Public for the State of Utah, do hereby certify that  
Jason Harris personally appeared before me this day and acknowledged the due  
execution of the forgoing instrument.

Witness by hand and official seal this 2 day of May, 2022.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**NOTICE OF APPROVAL OF LOCAL GOVERNMENT  
Pursuant to Utah Code 10-9a-606(5)(a)**

**RECITALS**

A. **Scenic Mountain Homeowners Association, Inc.** (the "Association") is the fee simpleowner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

PARCEL A, PLAT 1, SCENIC MOUNTAIN, PHASE C

B. The Parcel is part of Association's common area.

C. Utah Code § 10-9a-606 permits the Association to convey the Parcel to another person or entity upon approval of the local government. The Parcel is located within Eagle Mountain City limits and Eagle Mountain City has jurisdiction over zoning and development of the Parcel.

**CERTIFICATION**

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel to Fieldstone Scenic Mountain West, LLC and certifies that Eagle Mountain City has granted approval to the Association to convey the Parcel to Fieldstone Scenic Mountain West, LLC.

[Signatures to Follow]

**IN WITNESS WHEREOF**, the undersigned executes this NOTICE OF APPROVAL OF LOCAL GOVERNMENT as of this 19 day of May 2022.

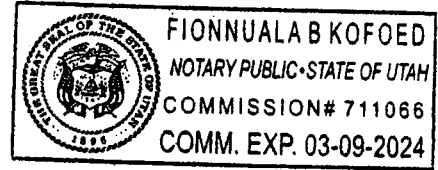
**EAGLE MOUNTAIN CITY,**  
a Utah municipal corporation

By: [Signature]  
Name: Tom Nestmouland  
Title: Mayor

STATE OF UTAH )  
ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 19 day of May, 2022 by Tom Nestmouland in such person's capacity as the Mayor of Eagle Mountain City.

[Signature]  
Notary Public



**EXHIBIT B**

**NOTICE OF APPROVAL OF ASSOCIATION  
Pursuant to Utah Code 10-9a-606(5)(b)**

**RECITALS**

A. **Scenic Mountain Homeowners Association, Inc.** (the "Association") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

PARCEL A, PLAT 1, SCENIC MOUNTAIN, PHASE C

B. The Parcel is part of Association's common area.

C. Utah Code § 10-9a-606 permits the Association to convey the Parcel to another person or entity upon approval of at least 67% of the voting interests of the Association.

D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Association and such, holds all voting interests of the Association.

**CERTIFICATION**

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel to Fieldstone Scenic Mountain West, LLC and certifies that Scenic Mountain Homeowners Association has received approval from Fieldstone Scenic Mountain, LLC, who holds more than 67% of its voting interest.

[Signatures to Follow]

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF ASSOCIATION as of this 2 day of May, 2022.

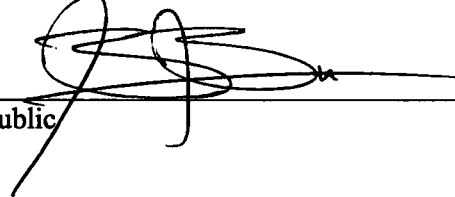
**SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**  
a Utah nonprofit corporation

  
By: Jason Harris  
Its: President

STATE OF UTAH                    )  
  ss.  
COUNTY OF SALT LAKE        )

On the 2 day of May 2022, personally appeared before me Jason Harris, who by me being duly sworn, did say that he is a representative of the Scenic Mountain Homeowners Association, Inc., and that he is authorized the execute this Notice of Approval.



  
Notary Public

**EXHIBIT C****NOTICE OF APPROVAL OF DECLARANT  
Pursuant to Utah Code 10-9a-606(5)(c)****RECITALS**

A. **Scenic Mountain Homeowners Association, Inc.** (the "Association") is the fee simpleowner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

PARCEL A, PLAT 1, SCENIC MOUNTAIN, PHASE C

B. The Parcel is part of Association's common area.

C. Utah Code § 10-9a-606 permits the Association to convey the Parcel to another person or entity upon approval of the declarant during the period of administrative control.

D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Scenic Mountain project. As of the date of execution of this instrument, the period of administrative control by the declarant remains in effect.


**CERTIFICATION**

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel to Fieldstone Scenic Mountain West, LLC and certifies that Fieldstone Scenic Mountain, LLC as Declarant, hereby approves the conveyance of the Parcel from the Scenic Mountain Homeowners Association, Inc. to Fieldstone Scenic Mountain West, LLC.

[Signatures to Follow]

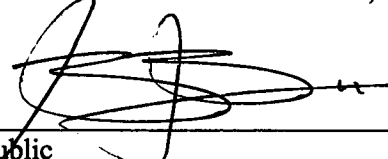
IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF DECLARANT as of this 2 day of May, 2022.

**FIELDSTONE SCENIC MOUNTAIN, LLC**  
a Delaware limited liability company

  
\_\_\_\_\_  
By: Jason Harris  
Its: Assistant Secretary

STATE OF UTAH                    )  
  ss.  
COUNTY OF Salt Lake )

On the 2 day of May 2022, personally appeared before me Jason Harris, who by me being duly sworn, did say that he is a representative of Fieldstone Scenic Mountain, LLC and that he is authorized the execute this Notice of Approval.

  
\_\_\_\_\_  
Notary Public

