



1996 East 6400 South, Suite 120, Salt Lake City, UT 84121
Phone: 801 277 9999 | Fax: 801 277 1411

REAL PROPERTY TITLE REPORT

NOTICE

At your request, Cottonwood Title Insurance Agency, Inc. ("Cottonwood") has conducted a search of public records and provides the following Report based on that search. **Please note that this Report is NOT: (i) title insurance; (ii) a commitment for title insurance; (iii) an abstract of title; or (iv) a guarantee of the status of title or of any information reflected in this Report.** No representation is made or liability assumed as to the effect, completeness, validity, priority or the accuracy of any disclosure herein or the various documents reported herein. The Report is provided as an accommodation to you for informational purposes only, and any liability of Cottonwood in connection with this Report is strictly limited to the compensation Cottonwood receives from you for issuing the Report.

If you desire title insurance or a guarantee respecting any information reflected in this Report, please notify Cottonwood so that Cottonwood may assist you in obtaining such coverage through one of our title insurance underwriters.

1st REPORT

File Number: 176843-TOF

- 1. Effective Date: February 29, 2024 at 12:30AM *12-24-2024*
- 2. The estate or interest in the land described or referred to in this Report is Fee Simple and title thereto is at the effective date hereof vested in:

207, 210, 212-215, 226-228, 230,
Enclave the ROAM, LLC, a Delaware limited liability company, as to Lots 201 through 215 and 226 through 230 and Trent Mansfield and Alisa Mansfield, husband and wife as joint tenants, as to Lot 216 and Daxton Allsop and Olivia Allsop, joint tenants, as to Lot 217 and Bryce Willardson and Camry Willardson, a married couple, as joint tenants with rights of survivorship, as to Lot 218 and Carter Sutherland Homes, LLC, a Utah limited liability company, as to Lot 219 and Fatima Dedrickson and Benjamin Dedrickson, wife and husband as joint tenants, as to Lot 220 and CW Land Co., LLC, a Utah limited liability company, as to Lot 221 and Robert Lavichant, Trustee of The Robert Lavichant 2012 Revocable Trust dated December 31, 2012, as to Lot 222 and Alex Grosvenor and Britta Ritter-Armour, joint tenants, as to Lot 223 and Shad Guffey, as to Lot 224 and Douglas E. Quintanilla and Jessica N. Quintanilla, joint tenants, as to Lot 225 and Roam Owners Association, as to Open Space Parcels "A" and "B"
167096 and 165496

237-248 and 250

See Attached for complete vesting. as to

- 3. The land referred to in this Report is situated in the County of Morgan, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE: Parcel Identification Numbers: 00-0092-2785 through 00-0092-2836, Serial 09-ROAMSFR2-0201 through 09-ROAMSFR2A-0251 and 09-ROAMSFR2A-CA-NA (for reference purposes only)

- A
- F
- J
- B

Please see attached new plats in select. (update email)

RECORD MATTERS

The search of public records conducted by Cottonwood for this Report did not include a search of the State Construction Registry or any other non-public record sources. Cottonwood makes no representations, and disclaims any liability, concerning the existence or absence of any filings or other information on the State Construction Registry.

The following items of record may affect title to the land:

1. *See Tax Matrix Attached*
Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel Nos. 00-0092-2785 through 00-0092-2836; Serial Nos. 09-ROAMSFR2A-0201 through 09-ROAMSFR2A-0251 and 09-ROAMSFR2A-CA-NA. Taxes for the year 2023 have been paid with other land.
2. The herein described Land is located within the boundaries of Morgan County School District, Roam Public Infrastructure District #1, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Reservations as set forth in Patents from the United States of America recorded December 3, 1892 in Book F at Page 274 and recorded May 10, 1897 in Book F at Page 576 and recorded January 19, 1959 in Book R at Page 234.
6. Said Land is located within the bounds of the Morgan County Reinvestment & Renewal Agency boundary and is subject to any fees and/or assessments thereof, Boundary Plat recorded March 13, 2017 as Entry No. 141018 in Book 334 at Page 439.
7. Easements, notes and restrictions as shown on the proposed plat for ROAM Phase 2A Single Family - First Amended.
8. Ordinance No. CO-19-04 Amending the Morgan County Official Zoning Map, from the A-20 Zone to the Town Center Zone, Otherwise Known as the Staker Parson Zone Change, recorded March 12, 2020 as Entry No. 150555 in Book 359 at Page 169.
9. Declaration of Payment in Lieu of Taxes recorded September 15, 2021 as Entry No. 158372 in Book 382 at Page 1078.
10. Certificate of Creation for the Roam Public Infrastructure Districts Nos. 1 and 2 recorded July 30, 2021 as Entry No. 158536 in Book 383 at Page 243.
11. Notice of Public Infrastructure District for the ROAM Public Infrastructure District No. 1 recorded September 30, 2021 as Entry No. 158537 in Book 383 at Page 261.
12. Development Agreement by and between Morgan County and Staker & Parson Companies, a corporation organized under the laws of the State of Utah, dated October 20, 2020 and recorded November 10, 2020 as Entry No. 153927 in Book 369 at Page 1685.

Partial Assignment and Assumption Agreement in favor of CW Land Co., LLC, a Utah limited

RECORD MATTERS
(CONTINUED)

liability company, recorded January 18, 2022 as Entry No. 159755 in Book 387 at Page 1112.

Partial Assignment and Assumption Agreement in favor of CW Roam, LLC, a Utah limited liability company, recorded January 18, 2022 as Entry No. 159756 in Book 387 at Page 1122.

Partial Assignment and Assumption Agreement in favor of Richmond American Homes of Utah, Inc., a Utah corporation, recorded January 18, 2022 as Entry No. 159773 in Book 387 at Page 1291.

- 13. Use, Cost Allocation, and Easement Agreement between Roam Townhome Owners Association, Inc., a Utah nonprofit corporation and Roam Owners Association, Inc., a Utah nonprofit corporation, recorded February 14, 2023 as Entry No. 162875 in Book 398 at Page 551.

14. CCRXCCR - 165845
 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam recorded February 1, 2024 as Entry No. 165138 in Book 406 at Page 718, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

Re-stated In.
165845

- 15. Amended and Restated Notice of Reinvestment Fee Covenant in favor of The Roam Owners Association, Inc., dated January 29, 2024 and recorded February 2, 2024 as Entry No. 165143 in Book 406 at Page 859.

16. DTSX-DOT - 162865 9-Partial Recon: 166393 (Lot 251)
 Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: CW Land Co., LLC, a Utah limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$1,736,000.00; Dated: February 2, 2023; Recorded: February 2, 2023 as Entry No. 162778 in Book 397 at Page 1382. (affects Lot 221 and other land)

9-Partial Rec: 166737
(Lots 201-206, 208-211)

Recon:
166014

Assignment of Rights Under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents recorded February 2, 2023 as Entry No. 162779 in Book 397 at Page 1422.

17. DEL
 Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: December 14, 2023; Recorded: December 15, 2023 as Entry No. 164882 in Book 405 at Page 747. (affects Lot 234)

Recon:
167439

18. DEL
 Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: December 14, 2023; Recorded: December 15, 2023 as Entry No. 164883 in Book 405 at Page 766. (affects Lot 206)

Recon:
166175

19. DEL
 Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee:

9 NOTE: No Partial Reconveyances are found as to Lots 207, 212-215 & 226-250

RECORD MATTERS
(CONTINUED)

Gottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: December 14, 2023; Recorded: December 15, 2023 as Entry No. 164885 in Book 405 at Page 787. (affects Lot 205)

RECON:
166176

Re-recorded January 16, 2024 as Entry No. 165056 in Book 406 at Page 300.

20. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: December 14, 2023; Recorded: December 15, 2023 as Entry No. 164886 in Book 405 at Page 886. (affects Lot 204)

RECON:
166178

21. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165296 in Book 407 at Page 409. (affects Lot 203)

RECON:
167453

22. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165297 in Book 407 at Page 428. (affects Lot 209)

RECON:
167450

23. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165298 in Book 407 at Page 447. (affects Lot 232)

RECON:
167437

24. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165299 in Book 407 at Page 466. (affects Lot 233)

RECON:
167438

25. ~~DEL~~ Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165300 in Book 407 at Page 485. (affects Lot 235)

PAC
184816-MMF

26. Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Enclave theROAM, LLC, a Delaware limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Mountain West REIT, LLC, a Delaware limited liability company; Amount: \$9,900,000.00; Dated: February 16, 2024; Recorded: February 23, 2024 as Entry No. 165301 in Book 407 at Page 504. (affects Lot 250)

**RECORD MATTERS
(CONTINUED)**

27.

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Daxton Allsop and Olivia Allsop, joint tenants; Trustee: Cottonwood Title; Beneficiary: Cyprus Federal Credit Union; Amount: \$243,000.00; Dated: February 23, 2024; Recorded: February 26, 2024 as Entry No. 165304 in Book 407 at Page 527. (affects Lot 217)

NOTE: The following names have been checked for judgments:

Enclave theROAM, LLC, a Delaware limited liability company, Trent Mansfield and Alisa Mansfield, Daxton Allsop and Olivia Allsop, Bryce Willardson and Camry Willardson, Carter Sutherland Homes, LLC, a Utah limited liability company, Fatima Dedrickson and Benjamin Dedrickson, CW Land Co., LLC, a Utah limited liability company, The Robert Lavichant 2012 Revocable Trust dated December 31, 2012, Alex Grosvenor, Britta Ritter-Armour, Shad Guffey, Douglas E. Quintanilla and Jessica N. Quintanilla, and Roam Owners Association

<Add New Vestees>

No unsatisfied judgments appear of record in the last eight years except as shown herein.

- | | |
|----------------------------------|----------------------------------|
| (28.) DTSDOT - 165497 (Lot 221) | (46.) DTSDOT - 166846 (Lot 244) |
| (29.) DTSMERS - 165683 (Lot 205) | (47.) DTSDOT - 166944 (Lot 227) |
| (30.) DTSMERS - 165778 (Lot 206) | (48.) DTSDOT - 167048 (Lot 238) |
| (31.) DTSMERS - 166017 (Lot 204) | (49.) DTSDOT - 167049 (Lot 242) |
| (32.) DTSMERS - 166194 (Lot 232) | (50.) DTSDOT - 167097 (Lot 220) |
| (33.) DTSMERS - 166220 (Lot 233) | (51.) DTSDOT - 167184 (Lot 226) |
| (34.) DTSDOT - 166236 (Lot 218) | (52.) DTSDOT - 167185 (Lot 243) |
| (35.) DTSMERS - 166346 (Lot 251) | (53.) DTSDOT - 167186 (Lot 245) |
| (36.) DTSDOT - 166552 (Lot 202) | (54.) DTSDOT - 167188 (Lot 231) |
| (37.) DTSDOT - 166555 (Lot 230) | (55.) DTSMERS - 167241 (Lot 236) |
| (38.) DTSDOT - 166558 (Lot 237) | (56.) DTSMERS - 167567 (Lot 235) |
| (39.) DTSDOT - 166559 (Lot 247) | |
| (40.) DTSDOT - 166560 (Lot 248) | |
| (41.) DTSMERS - 166657 (Lot 234) | |
| (42.) DTSDOT - 166673 (Lot 201) | |
| (43.) DTSDOT - 166674 (Lot 210) | |
| (44.) DTSDOT - 166721 (Lot 209) | |
| (45.) DTSDOT - 166770 (Lot 208) | |

**EXHIBIT A
LEGAL DESCRIPTION**

Proposed ROAM PHASE 2A SINGLE FAMILY - FIRST AMENDED, being more particularly described as follows:

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of said Section 25, said point being South 89°55'16" East 899.75 feet along the section line from the Northwest Corner of said Section 25 and running thence North 68°51'25" East 389.82 feet to the westerly line of Rollins Ranch Phase 4B; thence along said westerly line the following six (6) courses and distances: 1) South 05°25'34" East 192.19 feet; 2) South 41°57'03" East 110.48 feet; 3) North 72°35'16" East 66.68 feet; 4) South 05°32'52" East 122.44 feet; 5) southerly 218.22 feet along the arc of a 442.00-foot radius tangent curve to the right (center bears South 84°27'07" West and the long chord bears South 08°35'45" West 216.01 feet with a central angle of 28°17'15"); 6) southerly 307.12 feet along the arc of a 356.50-foot radius curve to the left (center bears South 67°15'39" East and the long chord bears South 01°56'27" East 297.71 feet with a central angle of 49°21'35") to the northerly line of Roam Phase 1 Single Family - First Amended Subdivision; thence along the northerly and westerly lines of said Roam Phase 1 Single Family the following nine (9) courses and distances: 1) South 89°53'43" West 163.77 feet; 2) North 00°06'33" West 15.00 feet; 3) South 89°53'25" West 582.74 feet; 4) South 13°17'54" West 9.68 feet; 5) North 76°42'06" West 168.38 feet; 6) North 13°17'54" East 71.38 feet; 7) northerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22"); 8) North 06°44'28" West 195.97 feet; 9) northerly 192.56 feet along the arc of a 280.00-foot radius tangent curve to the right (center bears North 83°15'08" East and the long chord bears North 12°57'15" East 188.79 feet with a central angle of 39°24'14"); thence North 68°51'25" East 387.53 feet to the Point of Beginning.

*Vesting
As to Lots
shown below.*

E 162371 B 396 P 916
Date 22-Nov-2022 09:14AM
Fee: \$40.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Enclave theROAM, LLC, a Delaware limited liability company
1222 W. Legacy Crossing Blvd., Ste 6
Centerville, UT 84014



SPECIAL WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Enclave theROAM, LLC, a Delaware limited liability company, as to lots 201, 207, 210, 212-215, 226-228, 230, 237-248 and 250.

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0089-0924; **Serial No.** 09-005-044-02-1-3-3 and 00-0089-0955; **Serial No.** 09-005-044-02-1-4-2 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 21st day of November, 2022.

CW Land Co., LLC, a Utah limited liability company

BY: Colin H. Wright
Colin H. Wright
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 21st day of November, 2022, before me, personally appeared Colin H. Wright, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of CW Land Co., LLC, a Utah limited liability company.

Tony Hill
Notary Public

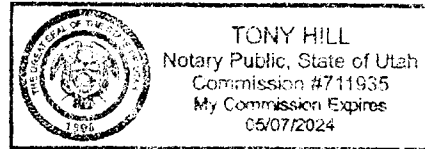


EXHIBIT A Legal Description

A parcel of land, situated in the Northwest quarter of Section 25 and the Southwest quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South $89^{\circ}43'35''$ East 872.03 feet along the section line and South $00^{\circ}16'25''$ West 42.61 feet from the Northwest corner of said Section 25, and running thence South $00^{\circ}06'33''$ East 111.40 feet; thence North $89^{\circ}53'27''$ East 201.64 feet; thence Easterly 183.72 feet along the arc of a 55.00-foot radius non-tangent curve to the right (center bears North $66^{\circ}23'17''$ East and the long chord bears North $72^{\circ}04'57''$ East 109.46 feet with a central angle of $191^{\circ}23'20''$); thence Southeasterly 7.73 feet along the arc of a 15.00-foot radius curve to the left (center bears North $77^{\circ}46'37''$ East and the long chord bears South $26^{\circ}59'23''$ East 7.65 feet with a central angle of $89^{\circ}32'00''$); thence South $41^{\circ}45'23''$ East 25.41 feet; thence Southerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the right (center bears South $48^{\circ}14'37''$ West and the long chord bears South $29^{\circ}55'58''$ East 127.98 feet with a central angle of $41^{\circ}38'50''$); thence South $00^{\circ}06'33''$ East 463.06 feet to a point on the Northerly line of Roam Single Family Phase 1 Subdivision; thence along the Northerly and Easterly lines of Roam Single Family Phase 1 Subdivision the following six (6) courses and distances: (1) South $89^{\circ}53'25''$ West 582.74 feet; (2) South $13^{\circ}17'54''$ West 9.68 feet; (3) North $76^{\circ}42'06''$ West 168.38 feet; (4) North $13^{\circ}17'54''$ East 71.36 feet; (5) Northerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the left (center bears North $76^{\circ}42'07''$ West and the long chord bears North $03^{\circ}16'42''$ East 115.39 feet with a central angle of $20^{\circ}02'22''$); and (6) North $06^{\circ}44'28''$ West 116.93 feet; thence Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North $83^{\circ}15'32''$ East and the long chord bears North $38^{\circ}15'32''$ East 21.21 feet with a central angle of $90^{\circ}00'00''$); thence North $06^{\circ}44'28''$ West 60.00 feet; thence North $83^{\circ}15'32''$ East 21.14 feet; thence North $00^{\circ}06'33''$ West 147.55 feet; thence North $86^{\circ}59'42''$ East 363.94 feet to the point of beginning.

Mail Recorded Deed & Tax Notice To:
Michelle VandenBrink and Joel VandenBrink
105 Dove Hollow Road
Chelan, WA 98816

Vesting
Lot 202

E 167333 B 415 P 1325
Date 22-Nov-2024 09:48AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



File No.: 176611-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company.

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Michelle VandenBrink and Joel VandenBrink, joint tenants,

GRANTEE(S), of Chelan, State of Washington

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 202, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2786; Serial No. 09-ROAMSFR2A-0202 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 20th day of November, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company

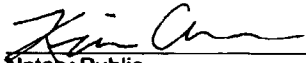
Its: Managing Member

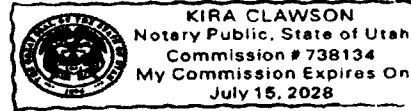
BY: 
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 20th day of November, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



E 166374 B 411 P 1098
Date: 17-Jul-2024 02:11PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGEI
Recorded Electronically by Simplifile

*Vesting
Lot 203*

Mail Recorded Deed & Tax Notice To:
John Merris and Cindy Merris
1250 Shady Oaks Drive
Southlake, TX 76092



File No.: 177934-DWF

SPECIAL WARRANTY DEED

Enclave the **ROAM, LLC**, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

John Merris and Cindy Merris, husband and wife as joint tenants,

GRANTEE(S), of Southlake, State of Texas

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah:**

Lot 203, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2787; **Serial No.** 09-ROAMSFR2A-0203 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of July, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

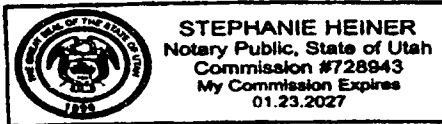
BY: *Darlene Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 15th day of July, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



Vesting
Lot 204

E 166016 B 410 P 584
Date 28-May-2024 03:49PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Vanessa D. Strachan and Shae P. Strachan
6015 North Angels Landing Drive
Mountain Green, UT 84050



File No.: 178460-DWF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Vanessa D. Strachan and Shae P. Strachan, wife and husband as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0092-2788; Serial No. 09-ROAMSFR2A-0204 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of May, 2024.

Enclave theROAM, LLC, a Delaware limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah limited liability company
Its: Member

BY: [Signature]
Darlene Carter
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 28 day of May, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the Manager of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Member of Enclave theROAM, LLC, a Delaware limited liability company, and that she being authorized so to do, executed the foregoing instrument for the purposes herein contained.

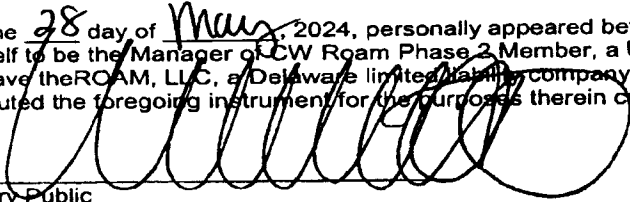
[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 28 day of May, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the Manager of CW Roam Phase 2 Member, a Utah limited liability company, Member of Enclave the ROAM, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

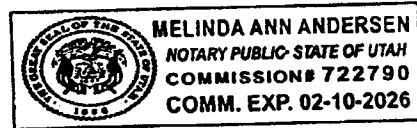


EXHIBIT A
Legal Description

Lot 204, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Vesting
Lot 205

E 165682 B 408 P 1317
Date 19-Apr-2024 03:10PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Alan Castaneda and Darko Malbasic and Pamela M. Malbasic
6025 North Angels Landing Drive
Mountain Green, UT 84050



File No.: 177349-DWF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of , State of , hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Alan Castaneda and Darko Malbasic and Pamela M. Malbasic, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 205, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2789; Serial No. 09-ROAMSFR2A-0205 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19th day of April, 2024.

Enclave theROAM, LLC, a Delaware limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah limited liability company
Its: Managing Member

BY: *D Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 19th day of April, ²⁰²⁴ 2023, personally appeared before me Darlene Carter, who acknowledged herself to be the President CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theROAM, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

S Heiner
Notary Public



Vesting
Lot 206

E 165779 B 409 P 435
Date: 03-May-2024 02:03PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Bradley Biddulph and Corinne Biddulph
6037 North Angels Landing Drive
Mountain Green, UT 84050



File No.: 176510-DWF

WARRANTY DEED

Bradley Glen Biddulph, married man,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants to

Bradley Biddulph and Corinne Biddulph, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

Lot 206, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2790; **Serial No.** 09-ROAMSFR2A-0206 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]


Dated this 3rd day of May, 2024.

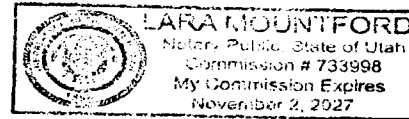

Bradley Glen Biddulph

STATE OF UTAH

COUNTY OF DAVIS

On this 3rd day of May, 2024, before me, personally appeared Bradley Glen Biddulph, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public



Mail Recorded Deed & Tax Notice To:
Levi M. Harper and Lindsey I. Harper
4990 West Mesa Arch Lane
Mountain Green, UT 84050

*Vesting
Lot 208*

E 166769 B 413 P 807
Date 06-Sep-2024 01:57PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



File No.: 176491-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Levi M. Harper and Lindsey I. Harper, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 208, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2792; Serial No. 09-ROAMSFR2A-0208 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 5th day of September, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

BY: *Darlene Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 5 day of September, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



STEPHANIE HEINER
Notary Public, State of Utah
Commission #728943
My Commission Expires
01.23.2027

Mail Recorded Deed & Tax Notice To:
Anneka Cimos and Erik Kernozek
4984 West Mesa Arch Lane
Mountain Green, UT 84050

*Vesting
Lot 209*

E 166720 B 413 P 435
Date: 30-Aug-2024 10:02AM
Fee: \$20.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



File No.: 181856-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company.

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Anneka Cimos, an unmarried woman and Erik Kernozek, an unmarried man, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah:**

Lot 209, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2793; Serial No. 09-ROAMSFR2A-0209 (for reference purposes only)

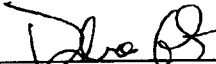
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of August, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

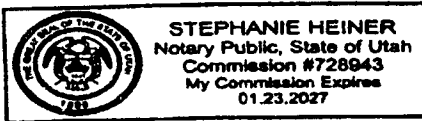
BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

BY: 
Darlene Carter
President

STATE OF UTAH
COUNTY OF DAVIS

On the 28 day of August, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



Vesting
Lot 211

E 167256 B 415 P 836
Date 14-Nov-2024 09:58AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Bonnie Kirby and Nancy Adorjan
5680 N Fieldcrest Drive
Boise, ID 83704



File No.: 176532-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Bonnie Kirby and Nancy Adorjan, tenants in common,

GRANTEE(S), of Boise, State of Idaho

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 211, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2795; Serial No. 09-ROAMSFR2A-0211 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 4th day of November, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited liability company
Its: Managing Member

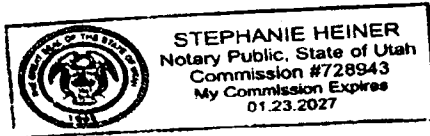
BY: *Darlene Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 4th day of November, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



Vesting
Lot 220

E 167096 B 414 P 1458
Date 22-Oct-2024 02:19PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: LINCOLN TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No.: 240816

Mail Tax Notice to Grantee(s) and
When Recorded Return to:
6070 N Timpanogos Ln
Mountain Green, UT 84050-6009

SPECIAL WARRANTY DEED

Fatima Dadrickson and Benjamin Dadrickson, Grantor(s).

Hereby CONVEY(S) and WARRANT(S) to:

BENJAMIN DEDRICKSON AND FATIMA DEDRICKSON, HUSBAND AND WIFE AS JOINT TENANTS,
Grantee(s).

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of
land in Morgan County, State of Utah:

**LOT 220, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE
OFFICIAL PLAT THEREOF.**

00-0092-2804, 09-ROAMSFR2A-0220

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not
delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of
Record or enforceable in law or equity.

WITNESS, the hand(s) of said grantor(s), this 21 day of oct, 20 24.


Fatima Dadrickson


Benjamin Dadrickson

STATE OF UTAH)
) :SS
COUNTY OF MORGAN)

On the 21 day of October, 2024, personally appeared before me, Fatima
Dadrickson and Benjamin Dadrickson the signer(s) of the foregoing instrument, who duly
acknowledged to me that he/she/they executed the same.


Notary Public

My commission expires: 7-21-26

Residing at: Ogden, UT



*Vesting
Lot 221*

E 165496 B 408 P 274
Date: 20-Mar-2024 04:19PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Landon Peterson and Aubrey Peterson
451 S Cardon Ridge Way
Grantsville, UT 84029



File No.: 172192-DWF

SPECIAL WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Landon Peterson and Aubrey Peterson, husband and wife as joint tenants,

GRANTEE(S), of Grantsville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

Lot 221, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2805; **Serial No.** 09-ROAMSFR2A-0221 (for reference purposes only)

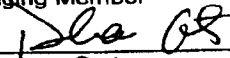
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19th day of March, 2024.

CW Land Co, LLC,
a Utah limited liability company

BY: CW Development Group, LLC, a Utah
limited
liability company
Its: Managing Member

BY: 
Darlene Carter
President

STATE OF UTAH
COUNTY OF DAVIS

On the 19th day of March, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President CW Development Group, LLC, a Utah limited liability company, Managing Member of CW Land Co, LLC, a Utah limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



Mail Recorded Deed & Tax Notice To:
Victoria Dawn Horrocks and Scott Horrocks
4939 West Bells Canyon Drive
Mountain Green, UT 84050

*Vesting
Lot 229*

E 167524 B 416 P 883
Date 13-Dec-2024 10:14AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



**COTTONWOOD
TITLE**

File No.: 177887-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Victoria Dawn Horrocks and Scott Horrocks, wife and husband as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah:**

Lot 229, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2813; **Serial No.** 09-ROAMSFR2A-0229 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of December, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company


BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

BY: 
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 11 day of December, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



E 167187 B 415 P 464
Date 31-Oct-2024 02:03PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGEN
Recorded Electronically by Simplifile

*Vesting
Lot 231*

Mail Recorded Deed & Tax Notice To:
Kyle Downing and Carolyn Ann Downing
4957 West Bells Canyon Drive
Mountain Green, UT 84050



File No.: 182749-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Kyle Downing and Carolyn Ann Downing, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 231, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2815; Serial No. 09-ROAMSFR2A-0231 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 24th day of October, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

BY: *Darlene Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 24 day of October, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



Vestiny
Lot 232

E 166193 B 411 P 110
Date 25-Jun-2024 02:07PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Reed J. Thuet and Laura K. Thuet
4965 West Bells Canyon Drive
Mountain Green, UT 84050



File No.: 176239-DWF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Reed J. Thuet and Laura K. Thuet, husband and wife as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 232, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2816; Serial No. 09-ROAMSFR2A-0232 (for reference purposes only)

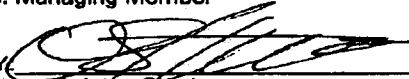
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 25th day of June, 2024.

Enclave theROAM, LLC, a Delaware limited liability company


BY: CW Roam Phase 2 Member, LLC, a Utah limited liability company
Its: Managing Member

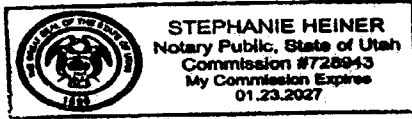
BY: 
Quinton Stephens
Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On the 25 day of June, 2024, personally appeared before me Quinton Stephens ~~himself~~ ^{himself} who acknowledged ~~being~~ to be the Authorized Agent of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that ~~she~~ ^{he}, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



E 166219 B 411 P 286
Date 28-Jun-2024 02:58PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

Vesting
233

Mail Recorded Deed & Tax Notice To:
John Thuet and Carly Thuet
4975 West Bells Canyon Drive
Mountain Green, UT 84050



File No.: 176233-DWF

SPECIAL WARRANTY DEED

Enclave theROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

John Thuet and Carly Thuet, husband and wife as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah:**

Lot 233, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2817; **Serial No.** 09-ROAMSFR2A-0233 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

²⁶
Dated this 27th day of June, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited
liability company
Its: Managing Member

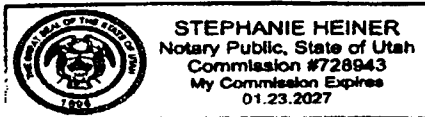
BY: *Darlene Carter*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 26th day of June, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



Vesting
Lot 234

E 166656 B 413 P 17
Date 23-Aug-2024 03:17PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Stacie McChesney and Bret Hartman and Patrick McChesney and Linda McChesney
4974 West Bells Canyon Drive
Mountain Green, UT 84050



File No.: 180615-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company.

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Stacie McChesney and Bret Hartman and Patrick McChesney and Linda McChesney, as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 234, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2818; Serial No. 09-ROAMSFR2A-0234 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 16th day of August, 2024.

Enclave theROAM, LLC, a Delaware limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah limited liability company
Its: Managing Member

BY: *[Signature]*
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 16 day of August, ²⁰²⁴~~2023~~, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



E 167568 B 416 P 1260
Date: 18-Dec-2024 02:08PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

Vesting
Lot 235

Mail Recorded Deed & Tax Notice To:
Soft Landings, LLC
6189 N Horseshoe Hollow Lane
Mountain Green, UT 84050



File No.: 184816-MMF

WARRANTY DEED

Geoffrey Billingsley and Merilee Billingsley, husband and wife as joint tenants,

GRANTOR(S), of Morgan, State of Utah, hereby conveys and warrants to

Soft Landings, LLC, a Utah limited Liability company,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

Lot 235, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2819; **Serial No.** 09-ROAMSFR2A-0235 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18th day of December, 2024.

Geoffrey Billingsley
Geoffrey Billingsley

Merilee Billingsley
Merilee Billingsley

STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of December, 2024, before me, personally appeared Geoffrey Billingsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Melinda Ann Andersen

Notary Public



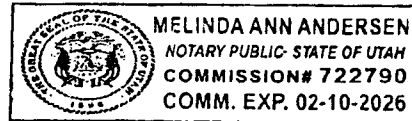
STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of December, 2024, before me, personally appeared Merilee Billingsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Melinda Ann Andersen

Notary Public



Mail Recorded Deed & Tax Notice To:
Bryinna K. Thompson
4958 West Bells Canyon Drive
Mountain Green, UT 84050

*Vesting
Lot 236*

E 167240 B 415 P 742
Date 08-Nov-2024 11:50AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



File No.: 183105-MMF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Bryinna K. Thompson, a single woman,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 236, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2820; Serial No. 09-ROAMSFR2A-0236 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 24th day of October, 2024.

Enclave theROAM, LLC, a Delaware limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah limited liability company
Its: Managing Member

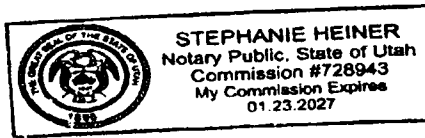
BY: 
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 24 day of October, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



E 167396 B 416 P 267
Date: 27-Nov-2024 03:33PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

*Vesting
Lot 249*

Mail Recorded Deed & Tax Notice To:
Kappos Investments, L.L.C., a Utah limited liability company
4829 Cattle Drive
Mountain Green, UT 84050



File No.: 184462-MMF

SPECIAL WARRANTY DEED

Enclave the **ROAM, LLC**, a Delaware limited liability company.

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Kappos Investments, L.L.C., a Utah limited liability company,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 249, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2833; **Serial No.** 09-ROAMSFR2A-0249 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

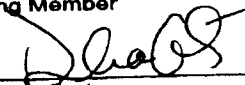
[Signature on following page]

Dated this 25th day of November, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited


liability company
Its: Managing Member

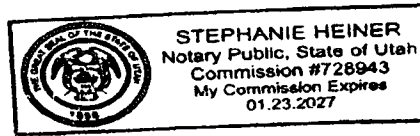
BY: 
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 25th day of November, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



E 166345 B 411 P 856
Date 15-Jul-2024 02:33PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, I
Recorded Electronically by Simplifile

*Vesting
Lot 251*

Mail Recorded Deed & Tax Notice To:
Wesley Dean Williams, III and Kristin Oberholzer Williams
4981 West Mesa Arch Lane
Mountain Green, UT 84050



File No.: 179627-DWF

SPECIAL WARRANTY DEED

Enclave the ROAM, LLC, a Delaware limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Wesley Dean Williams, III and Kristin Oberholzer Williams, husband and wife as joint tenants,

GRANTEE(S), of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

Lot 251, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2835; Serial No. 09-ROAMSFR2A-0251 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of July, 2024.

Enclave theROAM, LLC, a Delaware
limited liability company

BY: CW Roam Phase 2 Member, LLC, a Utah
limited


liability company
Its: Managing Member

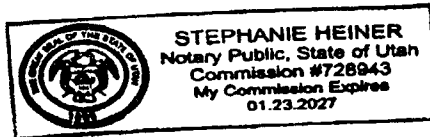
BY: 
Darlene Carter
President

STATE OF UTAH

COUNTY OF DAVIS

On the 11 day of July, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Roam Phase 2 Member, LLC, a Utah limited liability company, Managing Member of Enclave theRoam, LLC, a Delaware limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2785	Serial #:09-ROAMSFR2A-0201	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
N ANGELS LANDING DR :5979 (4985 W)
MORGAN 84050-0000
Acres: 0.12

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.12	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.12	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes: 3,422.10 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 3,422.10	2024 Taxes: 3,422.10 Review Date 11/27/2023 BACK TAXES OWING!
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Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 201, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.124 AC / 0.12 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.124 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:20:16PM

Parcel: 00-0092-2786	Serial #:09-ROAMSFR2A-0202	Entry: 167333
Name: VANDENBRINK MICHELLE		
c/o Name: VANDENBRINK MICHELLE & JOEL		
Address 1: 105 DOVE HOLLOW RD		
Address 2:		
City State Zip: CHELAN	WA98816-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
N ANGELS LANDING DR :5987 (4985 W)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
VANDENBRINK MICHELLE		167333	11/22/2024	(0415/1325) (J/T)
VANDENBRINK JOEL		167333	11/22/2024	(0415/1325) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 202, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.125 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.125 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167333 (415/1325); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:20:48PM

Parcel: 00-0092-2787	Serial #:09-ROAMSFR2A-0203	Entry: 166374
Name: MERRIS JOHN	Property Address	
c/o Name: MERRIS JOHN & CINDY	N ANGELS LANDING DR :5997 (4985 W)	
Address 1: 1250 SHADY OAKS DR	MORGAN	84050-0000
Address 2:	Acres: 0.15	
City State Zip: SOUTHLAKE TX 76092-0000		
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
MERRIS JOHN		166374	07/17/2024	(0411/1098) (H/W J/T)
MERRIS CINDY		166374	07/17/2024	(0411/1098) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** **ATTENTION !!** ****

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00	Review Date	
Penalty:	0.00	11/27/2023	
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 203, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.151 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.151 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166374 (411/1098); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:21:09PM

Parcel: 00-0092-2788	Serial #:09-ROAMSFR2A-0204	Entry: 166016
Name: STRACHAN VANESSA D		
c/o Name: STRACHAN VANESSA D & SHAE P		
Address 1: 6015 N ANGELS LANDING DR		
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
STRACHAN VANESSA D		166016	05/28/2024	(0410/0584) (W/H J/T)
STRACHAN SHAE P		166016	05/28/2024	(0410/0584) (W/H J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	86,159	86,159	1,340.20	86,159	86,159	1,340.20
LS05 LOT (SECONDARY) WITH HOME	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	306,159	306,159	4,762.30	306,159	306,159	4,762.30

**** ATTENTION !! ****	2025 Taxes:	4,762.30	2024 Taxes:	4,762.30
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	4,762.30	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 204, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.153 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.153 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166016 (410/584); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:21:26PM

Parcel: 00-0092-2789	Serial #:09-ROAMSFR2A-0205	Entry: 165682
Name: CASTANEDA ALAN		
c/o Name: CASTANEDA ALAN & MALBASIC DARKO		
Address 1: 6025 N ANGELS LANDING DR		Property Address
Address 2:		N ANGELS LANDING DR :6025 (4985 W)
City State Zip: MORGAN UT 84050-0000		MORGAN 84050-0000
Mortgage Co		Acres: 0.14
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
CASTANEDA ALAN		165682	04/19/2024	(0408/1317) (J/T)
MALBASIC DARKO		165682	04/19/2024	(0408/1317) (J/T)
MALBASIC PAMELA M		165682	04/19/2024	(0408/1317) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	58,115	58,115	903.98	58,115	58,115	903.98
LS05 LOT (SECONDARY) WITH HOME	0.14	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.14	278,115	278,115	4,326.08	278,115	278,115	4,326.08

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	4,326.08	2024 Taxes:	4,326.08
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	4,326.08	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 205, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.137 AC / 0.14 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.137 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 165682(408/1317); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2790	Serial #:09-ROAMSFR2A-0206	Entry: 165779
Name: BIDDULPH BRADLEY		
c/o Name: BIDDULPH BRADLEY & CORINNE		
Address 1: 6037 N ANGELS LANDING DR		Property Address N ANGELS LANDING DR :6037 (4985 W) MORGAN 84050-0000 Acres: 0.20
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
BIDDULPH BRADLEY		165779	05/03/2024	(0409/0435) (J/T)
BIDDULPH CORINNE		165779	05/03/2024	(0409/0435) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	55,374	55,374	861.34	55,374	55,374	861.34
LS05 LOT (SECONDARY) WITH HOME	0.20	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.20	286,374	286,374	4,454.55	286,374	286,374	4,454.55

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes: 4,454.55 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 4,454.55	2024 Taxes: 4,454.55 Review Date 11/27/2023 NO BACK TAXES!
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 206, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.203 AC / 0.20 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.203 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 165777 (409/409); 165779 (409/435); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:22:07PM

Parcel: 00-0092-2791	Serial #:09-ROAMSFR2A-0207	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6019 (6500 N)
MORGAN 84050-0000
Acres: 0.21

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	89.83
LS03 LOT W/O HOME (SECONDARY)	0.21	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.21	231,000	231,000	3,593.21	231,000	231,000	3,683.04

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,593.21		

Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,593.21	0.00	35.93	0.00	10.00%	0.00	3,629.14
Totals:	3,593.21	0.00	35.93	0.00		0.00	3,629.14

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 207, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.214 AC / 0.21 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.214 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:22:21PM

Parcel: 00-0092-2792	Serial #:09-ROAMSFR2A-0208	Entry: 166769
Name: HARPER LEVI M		
c/o Name: HARPER LEVI M & LINDSEY I		
Address 1: 4990 W MESA ARCH LN	Property Address	
Address 2:	W MESA ARCH LN: 6031 (6500 N)	
City State Zip: MORGAN UT 84050-0000	MORGAN 84050-0000	
Mortgage Co	Acres: 0.24	
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
HARPER LEVI M		166769	09/06/2024	(0413/0807) (J/T)
HARPER LINDSEY I		166769	09/06/2024	(0413/0807) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.24	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.24	231,000	231,000	3,593.21	231,000	231,000	3,593.21

**** ATTENTION !! ****	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	152.11)		
	Amount Due:	3,441.10	NO BACK TAXES!	

01/01/2025 07:08AM 00095909 2025 HARPER LEVI M	Current - Check	152.11	JMacarthur
		Total Payments:	152.11

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 208, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.236 AC / 0.24 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.236 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166769 (413/807); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:22:36PM

Parcel: 00-0092-2793	Serial #:09-ROAMSFR2A-0209	Entry: 166720
Name: CIMOS ANNEKA		
c/o Name: CIMOS ANNEKA & KERNOZEK ERIK		
Address 1: 4984 W MESA ARCH LN	Property Address	
Address 2:	W MESA ARCH LN: 6045 (6500 N)	
City State Zip: MORGAN UT 84050-0000	MORGAN 84050-0000	
Mortgage Co	Acres: 0.26	
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
CIMOS ANNEKA		166720	08/30/2024	(0413/0435) (J/T)
KERNOZEK ERIK		166720	08/30/2024	(0413/0435) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.26	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.26	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 209, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.258 AC / 0.26 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.258 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166720 (413/435); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:22:54PM

Parcel: 00-0092-2794	Serial #:09-ROAMSFR2A-0210	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address _____
W MESA ARCH LN: 6055 (6500 N)
MORGAN 84050-0000
Acres: 0.28

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	89.83
LS03 LOT W/O HOME (SECONDARY)	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.28	231,000	231,000	3,593.21	231,000	231,000	3,683.04

****** ATTENTION !! ******
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,593.21
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,593.21

2024 Taxes: 3,593.21

Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,593.21	0.00	35.93	0.00	10.00%	0.00	3,629.14
Totals:	3,593.21	0.00	35.93	0.00		0.00	3,629.14

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 210, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.280 AC / 0.28 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.280 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2795	Serial #:09-ROAMSFR2A-0211	Entry: 167256
Name: KIRBY BONNIE		
c/o Name: KIRBY BONNIE & ADORJAN NANCY		
Address 1: 5680 N FIELDCREST DR		
Address 2:		
City State Zip: BOISE	ID 83704-0000	Property Address
Mortgage Co		W MESA ARCH LN: 6067 (6500 N)
		MORGAN 84050-0000
		Acres: 0.30
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
KIRBY BONNIE		167256	11/14/2024	(0415/0836) (T/C)
ADORJAN NANCY		167256	11/14/2024	(0415/0836) (T/C)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.30	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.30	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2025 Taxes: 3,593.21</p> <p>Special Fees: 0.00</p> <p>Penalty: 0.00</p> <p>Abatements: (0.00)</p> <p>Payments: (0.00)</p> <p>Amount Due: 3,593.21</p>	<p>2024 Taxes: 3,593.21</p> <p>Review Date</p> <p style="text-align: center;">11/27/2023</p> <p>NO BACK TAXES!</p>
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 211, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.302 AC / 0.30 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.302 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167256 (415/836); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:23:34PM

Parcel: 00-0092-2796	Serial #:09-ROAMSFR2A-0212	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6083 (6500 N)
MORGAN 84050-0000
Acres: 0.15

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS01 LAND SECONDARY	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	BACK TAXES OWING!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 212, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.149 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.149 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2797	Serial #:09-ROAMSFR2A-0213	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6093 (6500 N)
MORGAN 84050-0000
Acres: 0.15

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10
Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 213, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.149 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.149 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:24:08PM

Parcel: 00-0092-2798	Serial #:09-ROAMSFR2A-0214	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address	
W MESA ARCH LN: 6103 (6500 N)	
MORGAN	84050-0000
Acres: 0.15	

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10		

Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 214, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.149 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.149 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:24:27PM

Parcel: 00-0092-2799	Serial #:09-ROAMSFR2A-0215	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10		

Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 215, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.149 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.149 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2800	Serial #:09-ROAMSFR2A-0216	Entry: 164295
Name: MANSFIELD TRENT		
c/o Name: MANSFIELD TRENT & ALISA		
Address 1: 1348 W 2500 S		Property Address N TIMPANOGOS LN: 6093 (4950 W) MORGAN 84050-0000 Acres: 0.53
Address 2:		
City State Zip: SYRACUSE	UT 84075-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
MANSFIELD TRENT		164295	09/22/2023	(0403/0579) (H/W J/T)
MANSFIELD ALISA		164295	09/22/2023	(0403/0579) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.53	264,000	264,000	4,106.52	264,000	264,000	4,106.52
Totals:	0.53	264,000	264,000	4,106.52	264,000	264,000	4,106.52

<p style="text-align: center;">**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes: 4,106.52 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 4,106.52	2024 Taxes: 4,106.52 <p style="text-align: center;">Review Date 11/27/2023</p> <p style="text-align: center;">NO BACK TAXES!</p>
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 216, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.527 AC / 0.53 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.527 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164295 (403/579); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:28:26PM

Parcel: 00-0092-2801	Serial #:09-ROAMSFR2A-0217	Entry: 165303
Name: ALLSOP DAXTON		
c/o Name: ALLSOP DAXTON & OLIVIA		
Address 1: 946 E THUNDERBOLT CT		
Address 2:		
City State Zip: LAYTON	UT 84040-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address

N TIMPANOGOS LN: 6094 (4950 W)

MORGAN 84050-0000

Acres: 0.33

Owners	Interest	Entry	Date of Filing	Comment
ALLSOP DAXTON		165303	02/26/2024	(0407/0525) (J/T)
ALLSOP OLIVIA		165303	02/26/2024	(0407/0525) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.33	253,000	253,000	3,935.42	253,000	253,000	3,935.42
Totals:	0.33	253,000	253,000	3,935.42	253,000	253,000	3,935.42

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2025 Taxes: 3,935.42</p> <p>Special Fees: 0.00</p> <p>Penalty: 0.00</p> <p>Abatements: (0.00)</p> <p>Payments: (0.00)</p> <p>Amount Due: 3,935.42</p>	<p>2024 Taxes: 3,935.42</p> <p>Review Date</p> <p style="text-align: center;">11/27/2023</p> <p>NO BACK TAXES!</p>
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 217, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.333 AC / 0.33 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.333 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); 165303 (407/525); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2802	Serial #:09-ROAMSFR2A-0218	Entry: 165250
Name: WILLARDSON BRYCE		
c/o Name:		
Address 1: 998 E NICHLOES AVE		
Address 2:		
City State Zip: LAYTON	UT 84040-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address	
N TIMPANOGOS LN: 6090 (4950 W)	
MORGAN	84050-0000
Acres: 0.35	

Owners	Interest	Entry	Date of Filing	Comment
WILLARDSON BRYCE		165250	02/21/2024	(0407/0123) (J/T)
WILLARDSON CAMRY		165250	02/21/2024	(0407/0123) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	102.66
LS03 LOT W/O HOME (SECONDARY)	0.35	264,000	264,000	4,106.52	264,000	264,000	4,106.52
Totals:	0.35	264,000	264,000	4,106.52	264,000	264,000	4,209.18

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	4,106.52	2024 Taxes:	4,106.52
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	4,106.52		

Review Date
11/27/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	4,106.52	0.00	41.07	0.00	10.00%	0.00	4,147.59
Totals:	4,106.52	0.00	41.07	0.00		0.00	4,147.59

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 218, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.345 / 0.35 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.345 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); 165250 (407/123); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2803	Serial #:09-ROAMSFR2A-0219	Entry: 164738
Name: CARTER SUTHERLAND HOMES LLC		
c/o Name:	Property Address	
Address 1: 1322 W FAIRWAY CIR	N TIMPANOGOS LN: 6082 (4950 W)	
Address 2:	MORGAN	84050-0000
City State Zip: FARMINGTON UT 84025-0000	Acres: 0.28	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
CARTER SUTHERLAND HOMES LLC		164738	11/22/2023	(0405/0060)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 219, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.276 / 0.28 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.276 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164738 (405/60); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:29:17PM

Parcel: 00-0092-2804	Serial #:09-ROAMSFR2A-0220	Entry: 167096
Name: DEDRICKSON BENJAMIN		
c/o Name: DEDRICKSON BENJAMIN & FATIMA		
Address 1: 6070 N TIMPANOGOS LN		
Address 2:		
City State Zip: MORGAN	UT 84050-6009	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
N TIMPANOGOS LN: 6070 (4950 W)
MORGAN 84050-0000
Acres: 0.35

Owners	Interest	Entry	Date of Filing	Comment
DEDRICKSON BENJAMIN		167096	10/22/2024	(0414/1458) (H/W J/T)
DEDRICKSON FATIMA		167096	10/22/2024	(0414/1458) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.35	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.35	231,000	231,000	3,593.21	231,000	231,000	3,593.21

**** ATTENTION !! ****	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 220, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.348 / 0.35 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.348 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164357 (403/935); 167096 (414/1458); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:29:32PM

Parcel: 00-0092-2805	Serial #:09-ROAMSFR2A-0221	Entry: 165496
Name: PETERSON LANDON		
c/o Name: PETERSON LANDON & AUBREY		
Address 1: 451 S CARDON RIDGE WY		Property Address
Address 2:		N TIMPANOGOS LN: 6056 (4950 W)
City State Zip: GRANTSVILLE	UT 84029-0000	MORGAN 84050-0000
Mortgage Co		Acres: 0.33
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
PETERSON LANDON		165496	03/20/2024	(0408/0274) (H/W J/T)
PETERSON AUBREY		165496	03/20/2024	(0408/0274) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.33	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.33	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 221, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.327 / 0.33 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.327 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); 165496 (408/274); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2806	Serial #:09-ROAMSFR2A-0222	Entry: 164242
Name: ROBERT LAVICHANT 2012 REVOCABLE TRUST		
c/o Name: LAVICHANT ROBERT TRUSTEE		
Address 1: 344 GEORGIAN RD		Property Address N TIMPANOGOS LN: 6042 (4950 W) MORGAN 84050-0000 Acres: 0.29
Address 2:		
City State Zip: LA CANADA	CA 91011-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
ROBERT LAVICHANT 2012 REVOCABLE TRUST		164242	09/15/2023	(0403/0294)
LAVICHANT ROBERT TRUSTEE		164242	09/15/2023	(0403/0294)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.29	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.29	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes: 3,593.21 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 3,593.21	2024 Taxes: 3,593.21 Review Date 11/27/2023 NO BACK TAXES!
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 222, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.291 / 0.29 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.291 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164242 (403/294); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:29:59PM

Parcel: 00-0092-2807	Serial #:09-ROAMSFR2A-0223	Entry: 164457
Name: GROSVENOR ALEX		
c/o Name: GROSVENOR ALEX & RITTER ARMOUF		
Address 1: 1 UNIVERSITY PLACE APT 208		
Address 2:		
City State Zip: NEW YORK CITY	NY 10003-4522	Property Address
Mortgage Co		N TIMPANOGOS LN: 6022 (4950 W)
		MORGAN 84050-0000
		Acres: 0.27
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
GROSVENOR ALEX		164457	10/18/2023	(0404/0015) (J/T)
RITTER ARMOUR BRITTA		164457	10/18/2023	(0404/0015) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.27	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.27	231,000	231,000	3,593.21	231,000	231,000	3,593.21

**** ATTENTION !! ****	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 223, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.266 / 0.27 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.266 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164457 (404/15); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:30:15PM

Parcel: 00-0092-2808	Serial #:09-ROAMSFR2A-0224	Entry: 164451
Name: GUFFEY SHAD		
c/o Name:		
Address 1: 4978 W ESCALANTE LN		Property Address N TIMPANOGOS LN: 6002 (4950 W) MORGAN 84050-0000 Acres: 0.28
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
GUFFEY SHAD		164451	10/16/2023	(0403/1477)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 LAND SECONDARY	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes: 3,593.21 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 3,593.21	2024 Taxes: 3,593.21 Review Date 11/27/2023 NO BACK TAXES!
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 224, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.278 / 0.28 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.278 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164451 (403/1477); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:30:32PM

Parcel: 00-0092-2809	Serial #:09-ROAMSFR2A-0225	Entry: 164747
Name: QUINTANILLA DOUGLAS E		
c/o Name: QUINTANILLA DOUGLAS		
Address 1: 780 E 5500 S		
Address 2:		
City State Zip: SOUTH OGDEN	UT 84405-4752	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
N TIMPANOGOS LN: 5982 (4950 W)
MORGAN 84050-0000
Acres: 0.28

Owners	Interest	Entry	Date of Filing	Comment
QUINTANILLA DOUGLAS E		164747	11/27/2023	(0405/0107) (J/T)
QUINTANILLA JESSICA N		164747	11/27/2023	(0405/0107) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21
Totals:	0.28	231,000	231,000	3,593.21	231,000	231,000	3,593.21

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,593.21	2024 Taxes:	3,593.21
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/27/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,593.21	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 225, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.276 / 0.28 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.276 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162231 (396/132); #164746 (405/105); #164747 (405/107); OTHER REF: 163832 (401/913 - 914) -DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:25:32PM

Parcel: 00-0092-2810	Serial #:09-ROAMSFR2A-0226	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address _____
 W BELLS CANYON DR: 4911 (6000 N)
 MORGAN 84050-0000
 Acres: 0.18

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.18	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.18	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes: 3,422.10
 Special Fees: 0.00
 Penalty: 0.00
 Abatements: (0.00)
 Payments: (0.00)
 Amount Due: 3,422.10

2024 Taxes: 3,422.10

Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 226, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.180 AC / 0.18 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.180 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2811	Serial #:09-ROAMSFR2A-0227	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<table style="width: 100%;"> <tr><td>2025 Taxes:</td><td style="text-align: right;">3,422.10</td></tr> <tr><td>Special Fees:</td><td style="text-align: right;">0.00</td></tr> <tr><td>Penalty:</td><td style="text-align: right;">0.00</td></tr> <tr><td>Abatements: (</td><td style="text-align: right;">0.00)</td></tr> <tr><td>Payments: (</td><td style="text-align: right;">0.00)</td></tr> <tr><td>Amount Due:</td><td style="text-align: right;">3,422.10</td></tr> </table>	2025 Taxes:	3,422.10	Special Fees:	0.00	Penalty:	0.00	Abatements: (0.00)	Payments: (0.00)	Amount Due:	3,422.10	<p>2024 Taxes: 3,422.10</p> <p>Review Date 11/28/2023</p> <p>BACK TAXES OWING!</p>
2025 Taxes:	3,422.10													
Special Fees:	0.00													
Penalty:	0.00													
Abatements: (0.00)													
Payments: (0.00)													
Amount Due:	3,422.10													

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 227, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:31:15PM

Parcel: 00-0092-2812	Serial #:09-ROAMSFR2A-0228	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4929 (6000 N)
MORGAN 84050-0000
Acres: 0.15

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10
Review Date
 11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 228, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:31:31PM

Parcel: 00-0092-2813	Serial #:09-ROAMSFR2A-0229	Entry: 167524
Name: HORROCKS VICTORIA DAWN		
c/o Name: HORROCKS VICTORIA DAWN & SCOTT		
Address 1: 4939 WEST BELLS CANYON DR		
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4939 (6000 N)
MORGAN 84050-0000
Acres: 0.15

Owners	Interest	Entry	Date of Filing	Comment
HORROCKS VICTORIA DAWN		167524	12/13/2024	(0416/0883) (W/H J/T)
HORROCKS SCOTT		167524	12/13/2024	(0416/0883) (W/H J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	34.22
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,456.32

**** ATTENTION !! **** Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)	NO BACK TAXES!	
	Payments: (	0.01)		
	Amount Due:	3,422.09		

01/01/2025 07:08AM 00099268 2025 COTTONWOOD TITLE	Current - Check	0.01 kHarrison
	Total Payments:	0.01

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 229, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167524 (416/883); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:31:50PM

Parcel: 00-0092-2814	Serial #:09-ROAMSFR2A-0230	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4947 (6000 N)
MORGAN 84050-0000
Acres: 0.15

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10
Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 230, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2815	Serial #:09-ROAMSF2A-0231	Entry: 167187
Name: DOWNING KYLE		
c/o Name: DOWNING KYLE & CAROLYN ANN		
Address 1: 4957 W BELLS CANYON DR		Property Address W BELLS CANYON DR: 4957 (6000 N) MORGAN 84050-0000 Acres: 0.15
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
DOWNING KYLE		167187	10/31/2024	(0415/0464) (J/T)
DOWNING CAROLYN ANN		167187	10/31/2024	(0415/0464) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes: 3,422.10 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 3,422.10	2024 Taxes: 3,422.10 <p style="text-align: center;">Review Date 11/28/2023</p> <p style="text-align: center;">NO BACK TAXES!</p>
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 231, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167187 (415/464); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:32:31PM

Parcel: 00-0092-2816	Serial #:09-ROAMSFR2A-0232	Entry: 166193
Name: THUET REED J		
c/o Name: THUET REED J & LAURA K		
Address 1: 4965 W BELLS CANYON DR	Property Address	
Address 2:	W BELLS CANYON DR :4965 (6000 N)	
City State Zip: MORGAN UT 84050-0000	MORGAN 84050-0000	
Mortgage Co	Acres: 0.15	
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
THUET REED J		166193	06/25/2024	(0411/0110) (H/W J/T)
THUET LAURA K		166193	06/25/2024	(0411/0110) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.15	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! ****	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 232, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.145 AC / 0.15 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.145 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166193 (411/110); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:32:53PM

Parcel: 00-0092-2817	Serial #:09-ROAMSFR2A-0233	Entry: 166219
Name: THUET JOHN		
c/o Name: THUET JOHN & CARLY		
Address 1: 4975 W BELLS CANYON DR	Property Address	
Address 2:	W BELLS CANYON DR :4975 (6000 N)	
City State Zip: MORGAN UT 84050-0000	MORGAN	84050-0000
Mortgage Co	Acres: 0.18	
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
THUET JOHN		166219	06/28/2024	(0411/0286) (H/W J/T)
THUET CARLY		166219	06/28/2024	(0411/0286) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.18	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.18	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! **** Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	3,422.10)		
	Amount Due:	0.00	NO BACK TAXES!	

01/01/2025 07:08AM 00097735 2025 THUET CONSULTING LLC	Current - ACH	3,422.10	trussell
	Total Payments:	3,422.10	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 233, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.181 AC / 0.18 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.181 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166219 (411/286); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:33:10PM

Parcel: 00-0092-2818	Serial #:09-ROAMSFR2A-0234	Entry: 166656
Name: MCCHESENEY STACIE		
c/o Name: MCCHESENEY STACIE, HARTMAN BRET		
Address 1: 4974 W BELLS CANYON DR		Property Address
Address 2:		W BELLS CANYON DR: 4974 (6000 N)
City State Zip: MORGAN UT 84050-0000		MORGAN 84050-0000
Mortgage Co		Acres: 0.17
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
MCCHESENEY STACIE		166656	08/23/2024	(0413/0017) (J/T)
HARTMAN BRET		166656	08/23/2024	(0413/0017) (J/T)
MCCHESENEY PATRICK		166656	08/23/2024	(0413/0017) (J/T)
MCCHESENEY LINDA		166656	08/23/2024	(0413/0017) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.17	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.17	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! **** Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 234, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.174 AC / 0.17 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.174 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166656 (413/17); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:33:28PM

Parcel: 00-0092-2819	Serial #:09-ROAMSFR2A-0235	Entry: 167568
Name: SOFT LANDINGS LLC		
c/o Name:	Property Address	
Address 1: 6189 N HORSESHOE HOLLOW LN	W BELLS CANYON DR: 4964 (6000 N)	
Address 2:	MORGAN	84050-0000
City State Zip: MORGAN UT 84050-0000	Acres: 0.13	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
SOFT LANDINGS LLC		167568	12/18/2024	(0416/1260)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	34.22
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,456.32

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 235, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167566 (416/1231); 167568 (416/1260); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2820	Serial #:09-ROAMSFR2A-0236	Entry: 167240
Name: THOMPSON BRYNNA K		
c/o Name:		
Address 1: 4958 W BELLS CANYON DR		<div style="border: 1px solid black; padding: 5px;"> Property Address W BELLS CANYON DR: 4958 (6000 N) MORGAN 84050-0000 Acres: 0.13 </div>
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
THOMPSON BRYNNA K		167240	11/08/2024	(0415/0742) (T/C)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! **** Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 236, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167240 (415/742); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2821	Serial #:09-ROAMSFR2A-0237	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address _____
W BELLS CANYON DR: 4950 (6000 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes: 3,422.10
Special Fees: 0.00
Penalty: 0.00
Abatements: (0.00)
Payments: (0.00)
Amount Due: 3,422.10

2024 Taxes: 3,422.10
Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 237, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB:

Tax Roll Master Record

January 6, 2025

3:34:30PM

Parcel: 00-0092-2822	Serial #:09-ROAMSFR2A-0238	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

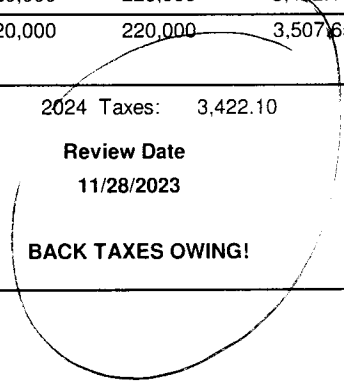
Property Address
W BELLS CANYON DR: 4942 (6000 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10		



Review Date
 11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 238, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:34:47PM

Parcel: 00-0092-2823	Serial #:09-ROAMSFR2A-0239	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4936 (6000 N)
MORGAN
84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10
Review Date
 11/28/2023
BACK TAXES OWING!

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 239, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:35:03PM

Parcel: 00-0092-2824	Serial #:09-ROAMSFR2A-0240	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4928 (6000 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10

Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 240, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:35:19PM

Parcel: 00-0092-2825	Serial #:09-ROAMSFR2A-0241	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4920 (6000 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10		

Review Date
11/28/2023
BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 241, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:35:34PM

Parcel: 00-0092-2826	Serial #:09-ROAMSFR2A-0242	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W BELLS CANYON DR: 4912 (6000 N)
MORGAN 84050-0000
Acres: 0.17

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.17	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.17	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10

Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 242, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.170 AC / 0.17 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.170 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:35:51PM

Parcel: 00-0092-2827	Serial #:09-ROAMSFR2A-0243	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6132 (6500 N)
MORGAN 84050-0000
Acres: 0.17

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.17	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.17	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes: 3,422.10
 Special Fees: 0.00
 Penalty: 0.00
 Abatements: (0.00)
 Payments: (0.00)
 Amount Due: 3,422.10

2024 Taxes: 3,422.10
Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 243, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.170 AC / 0.17 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.170 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB:

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:36:06PM

Parcel: 00-0092-2828	Serial #:09-ROAMSFR2A-0244	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6122 (6500 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,422.10		

Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 244, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY

Tax Roll Master Record

January 6, 2025

3:36:22PM

Parcel: 00-0092-2829	Serial #:09-ROAMSFR2A-0245	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6112 (6500 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10

Review Date
 11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 245, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:40:08PM

Parcel: 00-0092-2830	Serial #:09-ROAMSFR2A-0246	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Property Address
W MESA ARCH LN: 6102 (6500 N)
MORGAN 84050-0000
Acres: 0.13

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes			2024 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10
Special Fees:	0.00
Penalty:	0.00
Abatements: (	0.00)
Payments: (	0.00)
Amount Due:	3,422.10

2024 Taxes: 3,422.10

Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 246, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:36:58PM

Parcel: 00-0092-2831	Serial #:09-ROAMSFR2A-0247	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2025 Taxes: 3,422.10</p> <p>Special Fees: 0.00</p> <p>Penalty: 0.00</p> <p>Abatements: (0.00)</p> <p>Payments: (0.00)</p> <p>Amount Due: 3,422.10</p>	<p>2024 Taxes: 3,422.10</p> <p style="text-align: center;">Review Date</p> <p style="text-align: center;">11/28/2023</p> <p style="text-align: center;">BACK TAXES OWING!</p>
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Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 247, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914. IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:37:14PM

Parcel: 00-0092-2832	Serial #:09-ROAMSFR2A-0248	Entry: 162371
Name: ENCLAVE THEROAM LLC	Property Address	
c/o Name: CW DEVELOPMENT GROUP LLC	W MESA ARCH LN: 6084 (6500 N)	
Address 1: 610 N 800 W	MORGAN	84050-0000
Address 2:	Acres: 0.13	
City State Zip: CENTERVILLE UT 84014-0000		
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	85.55
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,507.65

**** **ATTENTION !!** ****

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Special Fees:	0.00	Review Date	
Penalty:	0.00	11/28/2023	
Abatements: (	0.00)	BACK TAXES OWING!	
Payments: (	0.00)		
Amount Due:	3,422.10		

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,422.10	0.00	34.22	0.00	10.00%	0.00	3,456.32
Totals:	3,422.10	0.00	34.22	0.00		0.00	3,456.32

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 248, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.126 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.126 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:37:33PM

Parcel: 00-0092-2833	Serial #:09-ROAMSFR2A-0249	Entry: 167396
Name: KAPPOS INVESTMENTS LLC		
c/o Name:		
Address 1: 4829 CATTLE DR	Property Address	
Address 2:	W MESA ARCH LN: 6074 (6500 N)	
City State Zip: MORGAN	UT 84050-0000	MORGAN 84050-0000
Mortgage Co	Acres: 0.13	
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
KAPPOS INVESTMENTS LLC		167396	11/27/2024	(0416/0267)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.13	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! ****	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 249, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.125 AC / 0.13 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.125 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 167396 (416/267); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0092-2834	Serial #:09-ROAMSFR2A-0250	Entry: 162371
Name: ENCLAVE THEROAM LLC		
c/o Name: CW DEVELOPMENT GROUP LLC		
Address 1: 610 N 800 W		
Address 2:		
City State Zip: CENTERVILLE	UT 84014-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

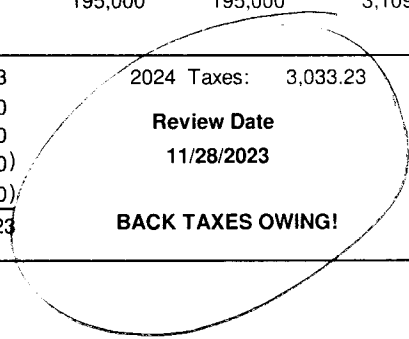
Property Address	
W MESA ARCH LN: 6064 (6500 N)	
MORGAN	84050-0000
Acres: 0.12	

Owners	Interest	Entry	Date of Filing	Comment
ENCLAVE THEROAM LLC		162371	11/22/2022	(0396/0916)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	75.83
LS03 LOT W/O HOME (SECONDARY)	0.12	195,000	195,000	3,033.23	195,000	195,000	3,033.23
Totals:	0.12	195,000	195,000	3,033.23	195,000	195,000	3,109.06

****** ATTENTION !! ******
 Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	3,033.23	2024 Taxes:	3,033.23
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	3,033.23		



Review Date
11/28/2023

BACK TAXES OWING!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2024	3,033.23	0.00	30.33	0.00	10.00%	0.00	3,063.56
Totals:	3,033.23	0.00	30.33	0.00		0.00	3,063.56

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 250, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.119 AC / 0.12 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.119 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

January 6, 2025

MORGAN COUNTY Tax Roll Master Record

3:38:01PM

Parcel: 00-0092-2835	Serial #:09-ROAMSF2A-0251	Entry: 166345
Name: WILLIAMS WESLEY DEAN III		
c/o Name: WILLIAMS WESLEY DEAN III & KRISTIN		
Address 1: 4981 W MESA ARCH LN		
Address 2:		
City State Zip: MORGAN	UT 84050-0000	
Mortgage Co		
Status: Active	Year: 2025	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
WILLIAMS WESLEY DEAN III		166345	07/15/2024	(0411/0856) (H/W J/T)
WILLIAMS KRISTIN OBERHOLZER		166345	07/15/2024	(0411/0856) (H/W J/T)
OBERHOLZER KRISTIN WILLIAMS		166345	07/15/2024	(0411/0856) (H/W J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS03 LOT W/O HOME (SECONDARY)	0.18	220,000	220,000	3,422.10	220,000	220,000	3,422.10
Totals:	0.18	220,000	220,000	3,422.10	220,000	220,000	3,422.10

**** ATTENTION !! ****	2025 Taxes:	3,422.10	2024 Taxes:	3,422.10
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/28/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	3,422.10	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 251, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.175 AC / 0.18 AC, M, OR L.

History

2024 - ENTRY NO. 163832 (401/913 - 914) (0.175 AC, M, OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 162371 (396/916); 166345 (411/856); OTHER REF: 163832 (401/913 - 914) - DED OF SUB;

Tax Roll Master Record

January 6, 2025

3:38:21PM

Parcel: 00-0092-2836	Serial #:09-ROAMSFR2A-CA-NA	Entry: 163832
Name: ROAM OWNERS ASSOCIATION INC		
c/o Name:	Property Address	
Address 1: 610 N 800 W	COMMON AREA A & B	
Address 2:	MORGAN	84050-0000
City State Zip: CENTERVILLE UT 84014-0000	Acres: 1.73	
Mortgage Co		
Status: Exempt	Year: 2025	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
ROAM OWNERS ASSOCIATION INC		163832	07/13/2023	(0401/0913)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LX23 NON-ASSESSED OPEN SPACE	1.73	195,000	0	0.00	195,000	0	0.00
Totals:	1.73	0	0	0.00	0	0	0.00

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2025 Taxes:	0.00	2024 Taxes:	0.00
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	11/22/2023	
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	0.00	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OPEN SPACE PARCELS A & B AS DEDICATED AS COMMON AREA AND CONTAINED WITHIN, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONSISTING OF OPEN SPACE PARCEL A = 1.485 AC, M. OR L, & OPEN SPACE PARCEL B = 0.244 AC, M. OR L. COMBINED TOTAL OF COMMON AREA = 1.729 AC, M. OR L. TOTAL;

History

2024 - ENTRY NO. 163832 (401/913 - 914) (PARCEL A = 0.2153 AC, M. OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181 + 1.2697 AC, M. OR L, COMING FROM: 09-005-044-02-1-3-8 / 00-0090-9268) + (PARCEL B = 0.244 AC, M. OR L, COMING FROM: 09-005-044-02-1-3-7 / 00-0090-9181) TOTAL = 1.729 AC, M. OR L. - DED OF ROAM PHASE 2A SINGLE FAMILY; VESTING REF: 163832 (401/913 - 914) DED PLAT CONVEYS TO THE HOA; OTHER REF: 163832 (401/913 - 914) DED OF SUB;

Re-states all
prior CCR's

E 165845 B 409 P 1035
Date 10-May-2024 02:04PM
Fee: \$408.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Home by CW Urban., LLC
Attn: Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel Number(s): 00-0090-3229 through 00-0090-3295, 00-0090-7101 through 00-0090-7140, 00-0092-2785 through 00-0092-2836 & ~~00-0090-9006~~ 00-0093-0119 through 00-0093-0153

THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ROAM

THIS THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ROAM ("Declaration"), is made and executed as of the date first written below on the signature page and is effective when recorded in the office of the Morgan County Recorder by the Declarant (as defined below).

RECITALS

A. The Project's (as defined herein) initial Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder on January 18, 2022, as Entry No. 159757 in Book 387 on Page 1131 (the "Initial Declaration").

B. Following recordation of the Initial Declaration, Good Things to Come, LLC, a Utah limited liability company (the "Good Things") sold, transferred, and conveyed its right, title, and interest in and to that certain real property located in Morgan County, Utah as more particularly identified on Exhibit A (the "Phase 1A SF Property"), to Richmond American Homes of Utah, Inc., a Colorado corporation ("Richmond").

C. On even date with recordation of the Initial Declaration, CW The Roam, LLC, a Utah limited liability company and the initial declarant in the Initial Declaration (the "Initial Declarant") and Richmond caused that certain Partial Assignment of Declarant Rights to be recorded in the office of the Morgan County Recorder as Entry No. 159764 in Book 387 on Page 1256, pursuant to which Richmond was partially assigned those certain declarant rights identified thereon (the "Partial Assignment").

D. Following recordation of the Initial Declaration and the Partial Assignment, the Initial Declarant determined it to be in the best interest of the Association (as defined herein) to

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

E 162865 B 398 P 476
Date: 13-Feb-2023 03:32PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENC
Recorded Electronically by Simplifile

WHEN RECORDED MAIL TO:

ALTABANK, DIVISION OF GLACIER BANK
2174 W. Grove Parkway, Suite 150
Pleasant Grove, Utah 84062

File No.: 164547-ETF

Affects
lots 201-215
226-251
in Roads / Open Space
No Partial Recon Found
for lots 207, 212-215
226-250

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

In Reference to Tax ID Number(s):

00-0090-9181; Serial No. 09-005-044-02-1-3-7

lots
DNA: 216-225

Affects
Lot 221

E 165497 B 408 P 276
Date 20-Mar-2024 04:19PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

Tax Serial Number:
00-0092-2805

RECORDATION REQUESTED BY:
CENTRAL BANK
LEHI OFFICE
475 E MAIN ST
LEHI, UT 84043

WHEN RECORDED MAIL TO:
CENTRAL BANK
LEHI OFFICE
475 E MAIN ST
LEHI, UT 84043

SEND TAX NOTICES TO:
LONDON PETERSON
AUBREY PETERSON
451 SOUTH CARDON RIDGE WAY
GRANTSVILLE, UT 84029

FOR RECORDER'S USE ONLY

172192-DWF

DEED OF TRUST

THIS DEED OF TRUST is dated March 19, 2024, among LONDON PETERSON and AUBREY PETERSON, HUSBAND AND WIFE AS JOINT TENANTS, whose address is 451 SOUTH CARDON RIDGE WAY, GRANTSVILLE, UT 84029 ("Trustor"); CENTRAL BANK, whose address is LEHI OFFICE, 475 E MAIN ST, LEHI, UT 84043 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and CENTRAL BANK, LEHI OFFICE, whose address is 475 EAST MAIN STREET, LEHI, UT 84043 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in MORGAN County, State of Utah:

LOT 221, ROAM PHASE 2A SINGLE FAMILY, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER.

The Real Property or its address is commonly known as (APPROX) 6056 NORTH TIMPANOGOS LANE, MOUNTAIN GREEN, UT 84050. The Real Property tax identification number is 00-0092-2805. 09-PDAMSF22A-0221

CROSS-COLLATERALIZATION. In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Trustor to Lender, or any one or more of them, as well as all claims by Lender against Trustor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Trustor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. This instrument is a Trust Deed executed in conformity with the Utah Trust Deed Act, UCA 57-1-19, et seq.

Loan No: 147111454

**DEED OF TRUST
(Continued)**

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shall mean each and every Trustor. This means that each Trustor signing below is responsible for all obligations in this Deed of Trust.

No Waiver by Lender. Trustor understands Lender will not give up any of Lender's rights under this Deed of Trust unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Trustor will not have to comply with the other provisions of this Deed of Trust. Trustor also understands that if Lender does consent to a request, that does not mean that Trustor will not have to get Lender's consent again if the situation happens again. Trustor further understands that just because Lender consents to one or more of Trustor's requests, that does not mean Lender will be required to consent to any of Trustor's future requests. Trustor waives presentment, demand for payment, protest, and notice of dishonor. Trustor waives all rights of exemption from execution or similar law in the Property, and Trustor agrees that the rights of Lender in the Property under this Deed of Trust are prior to Trustor's rights while this Deed of Trust remains in effect.

Severability. If a court finds that any provision of this Deed of Trust is not valid or should not be enforced, that fact by itself will not mean that the rest of this Deed of Trust will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Deed of Trust even if a provision of this Deed of Trust may be found to be invalid or unenforceable.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Trustor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust:

Beneficiary. The word "Beneficiary" means CENTRAL BANK, and its successors and assigns.

Borrower. The word "Borrower" means LONDON PETERSON and AUBREY PETERSON and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

Lender. The word "Lender" means CENTRAL BANK, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Note.

Note. The word "Note" means the promissory note dated March 19, 2024, in the original principal amount of \$102,160.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without

Loan No: 147111454

DEED OF TRUST (Continued)

Page 8

limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means CENTRAL BANK, LEHI OFFICE, whose address is 475 EAST MAIN STREET, LEHI, UT 84043 and any substitute or successor trustees.

Trustor. The word "Trustor" means LONDON PETERSON and AUBREY PETERSON.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

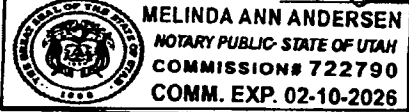
X [Signature] LONDON PETERSON
X [Signature] AUBREY PETERSON

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Davis) SS

On this day before me, the undersigned Notary Public, personally appeared LONDON PETERSON and AUBREY PETERSON, to me known to be the individuals described in and who executed the Deed of Trust, and acknowledged that they signed the Deed of Trust as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19 day of March 20 24.
By [Signature] Residing at Ogden, UT
Notary Public in and for the State of My commission expires 2/10/26



REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

Loan No: 147111454

**DEED OF TRUST
(Continued)**

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LaserPro. Ver. 23.2.20.003 Copr. Finastra USA Corporation 1997, 2024. All Rights Reserved. - UT C:\LOANS\FIL\PL\G01.FC
TR-59197 PR-72

Lot 205
Only

E 165683 B 408 P 1319
Date 19-Apr-2024 03:10PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

09-20AMSF R2A-0205
SERIAL NO.: ~~09-20AMSF R2A-0205~~ (W)
TAX ID NO.: 00-0092-2789
Title Order No.: 177349-DWF
Escrow No.: 177349-DWF
LOAN #: 5212450298

[Space Above This Line For Recording Date]

DEED OF TRUST

MIN 1005905-0000155261-4
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is ALAN CASTANEDA AND DARKO MALBASIC AND PAMELA M MALBASIC, AS JOINT TENANTS

currently residing at 3237 West Corinne Drive, South Jordan, UT 84095.

Borrower is the trustor under this Security Instrument.



LOAN #: 5212450298

(B) "Lender" is Intercap Lending Inc..

Lender is a Corporation, under the laws of New Mexico. South, Salt Lake City, UT 84121.

organized and existing Lender's address is 910 East 6600

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated April 17, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SEVEN HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED THIRTY THREE AND NO/100* Dollars (U.S. \$758,533.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than May 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(G) "Security Instrument" means this document, which is dated April 17, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5212450298

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2789**

which currently has the address of **6025 N Angels Landing Dr, Mountain Green** [Street] [City]

Utah **84050-7003** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2789**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address. **LOAN #: 5212450298**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Alan Castaneda 4/19/24 (Seal)
ALAN CASTANEDA DATE

Darko Malbasic 4/19/24 (Seal)
DARKO MALBASIC DATE

Pamela M Malbasic 4/19/24 (Seal)
PAMELA M MALBASIC DATE




LOAN #: 5212450298

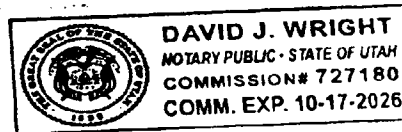
State of UTAH)
) SS:
County of DAVIS)

On this 19 day of April, in the year 2024, before me
~~David J. Wright~~ a notary public, personally appeared ALAN CASTANEDA AND
DARKO MALBASIC AND PAMELA M MALBASIC, proved on the basis of satisfactory evidence
to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.


Notary Signature

(seal)



Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: Stacie Lee Marchessault
NMLS ID: 234693



**LOAN #: 5212450298
MIN: 1005905-0000155261-4**

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **17th** day of **April, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **6025 N Angels Landing Dr, Mountain Green, UT 84050-7003.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Roam Phase 2A**



LOAN #: 5212450298

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5212450298

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



LOAN #: 5212450298

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Alan Castaneda 4/19/24 (Seal)
ALAN CASTANEDA DATE

Darko Malbasic 4/19/24 (Seal)
DARKO MALBASIC DATE

Pamela M Malbasic 4/19/24 (Seal)
PAMELA M MALBASIC DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 205, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2789; Serial No. 09-ROAMSFR2A-0205

Lot 206
Only

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

E 165778 B 409 P 411
Date: 03-May-2024 02:03PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Title Order No.: 176510-DWF
Escrow No.: 176510-DWF
LOAN #: 5072448778

[Space Above This Line For Recording Date]

00-0092-2790

09-20AMSR2A-0204 DEED OF TRUST

MIN 1005905-0000153771-4
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is BRADLEY GLEN BIDDULPH, MARRIED MAN

currently residing at 5036 W Zion Road, Morgan, UT 84050.

Borrower is the trustor under this Security Instrument.



(B) "Lender" is **InterCap Lending Inc..**

LOAN #: 5072448778

Lender is a Corporation,
under the laws of **New Mexico**,
South, Salt Lake City, UT 84121.

organized and existing
Lender's address is **910 East 6600**

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is **Cottonwood Title Insurance Agency.**

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated **May 3, 2024**, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender **SIX HUNDRED TWENTY ONE THOUSAND THREE HUNDRED TWENTY TWO AND NO/100** ***** Dollars (U.S. **\$621,322.00**) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than **June 1, 2054.**

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(G) "Security Instrument" means this document, which is dated **May 3, 2024**, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5072448778

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor In Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2790**

which currently has the address of **6037 N Angels Landing Dr, Mountain Green** [Street] [City]

Utah **84050-7003** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2790**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address. **LOAN #: 5072448778**

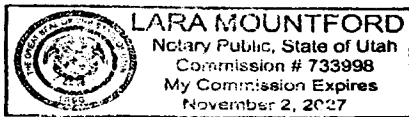
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Bradley Glen Biddulph 9/3/24 (Seal)
BRADLEY GLEN BIDDULPH DATE

State of UTAH)
County of DAVIS) SS:
)

On this 3 day of MAY, in the year 2024, before me LARA MOUNTFORD, a notary public, personally appeared **BRADLEY GLEN BIDDULPH**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



[Signature]
Notary Signature

(seal)

Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: All N Bills
NMLS ID: 305235



LOAN #: 5072448778
MIN: 1005905-0000153771-4

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **3rd** day of **May, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **6037 N Angels Landing Dr, Mountain Green, UT 84050-7003.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

The Property is a part of a planned unit development known as **ROAM** (the "Declaration").



LOAN #: 5072448778

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5072448778

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



LOAN #: 5072448778

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


BRADLEY GLEN BIDDULPH

5/3/24 (Seal)
DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 206, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2790; Serial No. 09-ROAMSFR2A-0206

Lot 204
only

E 166017 B 410 P 588
Date: 28-May-2024 03:49PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, :
Recorded Electronically by Simplifile

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

Title Order No.: 178460-DWF
Escrow No.: 178460-DWF
LOAN #: 5122450487

[Space Above This Line For Recording Data]

00-0092-2788
09-200MSFR2A-0204

DEED OF TRUST

MIN 1005905-0000155449-5
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is VANESSA D STRACHAN AND SHAE P STRACHAN, WIFE AND HUSBAND AS JOINT TENANTS

currently residing at 1448 S Pensylvania, Denver, CO 80210.

Borrower is the trustor under this Security Instrument.



LOAN #: 5122450487

(B) "Lender" is Intercap Lending Inc..

Lender is a Corporation, organized and existing under the laws of New Mexico. Lender's address is 910 East 6600 South, Salt Lake City, UT 84121.

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated May 23, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SEVEN HUNDRED FORTY FOUR THOUSAND EIGHT HUNDRED EIGHTY SIX AND NO/100* Dollars (U.S. \$744,886.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than June 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- 1-4 Family Rider
- Planned Unit Development Rider
- V.A. Rider
- Other(s) [specify]

(G) "Security Instrument" means this document, which is dated May 23, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5122450487

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the **County** of **Morgan**:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2788

which currently has the address of **6015 N Angels Landing Dr, Mountain Green** [Street] [City]

Utah **84050-7003** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2788**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



LOAN #: 5122450487

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

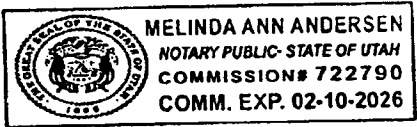
Vanessa D Strachan 5/29/24 (Seal)
VANESSA D STRACHAN DATE

Shae P Strachan 5/29/24 (Seal)
SHAE P STRACHAN DATE

State of Utah)
County of DAVIS) (ss)

On this 28 day of May, in the year 2024, before me Melinda Ann Andersen, a notary public, personally appeared VANESSA D STRACHAN and SHAE P STRACHAN, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.
Melinda Ann Andersen (seal)
Notary Signature



Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: Tiffany Leishman
NMLS ID: 296065



LOAN #: 5122450487

MIN: 1005905-0000155449-5

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **23rd** day of **May, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **6015 N Angels Landing Dr, Mountain Green, UT 84050-7003.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").

The Property is a part of a planned unit development known as **Enclave The Roam**



LOAN #: 5122450487

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5122450487

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless




LOAN #: 5122450487

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Vanessa D Strachan
VANESSA D STRACHAN

5/28/24 
(Seal)
DATE

Shae P Strachan
SHAE P STRACHAN

5/28/24 (Seal)
DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 204, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2788; Serial No. 09-ROAMSFR2A-0204

Affects
Lk 232

E 166194 B 411 P 112
Date 25-Jun-2024 02:07PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

176239-DWF
LOAN #: 5002448685
00-0092-2816
09-ROOMSER2A-0232

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1005905-0000153679-9
MERS PHONE #: 1-888-679-8377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is REED J THUET AND LAURA K THUET, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 3772 W 1850 N O-201, Lehi, UT 84043.

Borrower is the trustor under this Security Instrument.



LOAN #: 5002448685

(B) "Lender" is Intercap Lending Inc..

Lender is a Corporation, organized and existing under the laws of New Mexico. Lender's address is 910 East 6600 South, Salt Lake City, UT 84121.

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated June 20, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SIX HUNDRED SEVENTY SEVEN THOUSAND ONE HUNDRED FORTY SIX AND NO/100* Dollars (U.S. \$677,146.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than July 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(G) "Security Instrument" means this document, which is dated June 20, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5002448685

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2816

09-RDMSFR2A-0232

which currently has the address of 4965 W Bells Canyon Dr, Mountain Green [Street] [City]

Utah 84050-6010 ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) 00-0092-2816 & 09-RDMSFR2A-0232

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



LOAN #: 5002448685

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

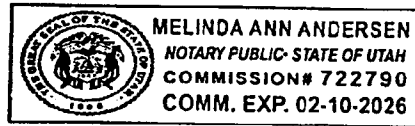
Reed J Thuet
REED J THUET 06-25-24 (Seal)
DATE

Laura K Thuet
LAURA K THUET 0-25-24 (Seal)
DATE

State of Utah)
County of DAVIS) (ss)

On this 25 day of June, in the year 2024, before me Melinda Ann Andersen a notary public, personally appeared REED J THUET and LAURA K THUET, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal
Melinda Ann Andersen (seal)
Notary Signature



Lender: InterCap Lending Inc.
NMLS ID: 190465
Loan Originator: Stacie Lee Marchessault
NMLS ID: 234693



LOAN #: 5002448685
MIN: 1005905-0000153679-9

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **20th** day of **June, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4965 W Bells Canyon Dr, Mountain Green, UT 84050-6010.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

The Property is a part of a planned unit development known as **Roam** (the "Declaration").



LOAN #: 5002448685

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5002448685

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



LOAN #: 5002448685

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Reed J Thuet 06-25-24 (Seal)
REED J THUET DATE

Laura K Thuet 6-25-24 (Seal)
LAURA K THUET DATE



File No. 176239-DWF.

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 232, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2816; Serial No. 09-ROAMSFR2A-0232

Affects
Lot 233

E 166220 B 411 P 288
Date: 28-Jun-2024 02:58PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

176233-DWF
LOAN #: 5072448700

[Space Above This Line For Recording Data]

00-0092-2817
09-ROAMSR2A-0233

DEED OF TRUST

MIN 1005905-0000153694-8
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is JOHN THUET AND CARLY THUET, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 28 S Sterling Loop, Vineyard, UT 84059.

Borrower is the trustor under this Security Instrument.



(B) "Lender" is Intercap Lending Inc..

LOAN #: 5072448700

Lender is a Corporation, under the laws of New Mexico, South, Salt Lake City, UT 84121.

organized and existing Lender's address is 910 East 6600

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated June 27, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SEVEN HUNDRED FORTY FIVE THOUSAND THIRTY EIGHT AND NO/100* Dollars (U.S. \$745,038.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than July 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- 1-4 Family Rider
- Planned Unit Development Rider
- V.A. Rider
- Other(s) [specify]

(G) "Security Instrument" means this document, which is dated June 27, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5072448700

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor In Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

APN #: 00-0092-2817

09-ROAMSEFR2A-0233

which currently has the address of **4975 W Bells Canyon Drive, Mountain Green** [Street] [City]

Utah **84050-6010** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2817 - 09-ROAMSEFR2A-0233**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

LOAN #: 5072448700

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

[Signature]
JOHN THUET 6/27/24 (Seal)
DATE

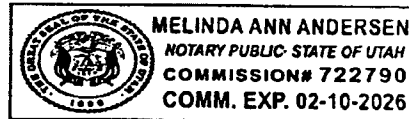
[Signature]
CARLY THUET 06/27/24 (Seal)
DATE

State of Utah)
County of DAVIS) (ss)

On this 27 day of June, in the year 2024, before me
Melinda Ann Andersen a notary public, personally appeared JOHN THUET and CARLY
THUET, proved on the basis of satisfactory evidence to be the person(s) whose name(s)
(is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature] (seal)
Notary Signature



Lender: InterCap Lending Inc.
NMLS ID: 190465
Loan Originator: All N Bills
NMLS ID: 305235



LOAN #: 5072448700
MIN: 1005905-0000153694-8

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **27th** day of **June, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4975 W Bells Canyon Drive, Mountain Green, UT 84050-6010.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Enclave The Roam**



LOAN #: 5072448700

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5072448700

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

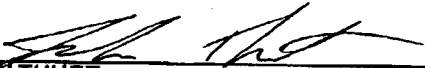
F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



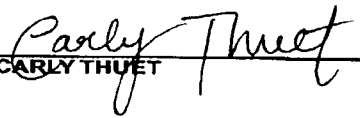
LOAN #: 5072448700

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.



JOHN THUET 6/27/24 (Seal)
DATE



CARLY THUET 06/27/24 (Seal)
DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 233, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2817; Serial No. 09-ROAMSFR2A-0233

Affects
Lot 218

E 166236 B 411 P 404
Date: 02-Jul-2024 11:37AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: NORTHERN TITLE COMPANY - LOGAN
Recorded Electronically by Simplifile

RESPA
Return to:
JORDAN CONSTRUCTION LENDING, LLC DBA CCS
LOANS ISAOA/ATIMA JORDAN CREDIT UNION
6375 W 13400 S
Herriman, UT 84096
Attn.: SHIPPING DEPT./DOC. CONTROL
Tax Serial Number: 00-0092-2802

0000-129489

[Space Above This Line For Recording Data]

DEED OF TRUST (INCLUDING FIXTURE FILING)

THIS TRUST DEED, made this 1st day of July, 2024, between Bryce Willardson and Camry Willardson, a married couple, as joint tenants with rights of survivorship, as TRUSTOR, whose address is 998 E NICHOLS AVENUE, LAYTON, UT 84040, NORTHERN TITLE, as TRUSTEE, and JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS ISAOA/ATIMA JORDAN CREDIT UNION, as BENEFICIARY.

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, and grants Lender a Uniform Commercial Code security interest in the Personal Property, Rents and Fixtures in the following described property, situated in Morgan County, State of UT:

All of Lot 218, ROAM PHASE 2A, SINGLE FAMILY, Morgan County, Utah, according to the official plat thereof on file of record in the office of the Morgan County Recorder. (00-0092-2802)

Parcel Id: 00-0092-2802

This Deed of Trust, including the assignments of Rents and Security Interest in the rents, personal property and fixtures is given to secure (A) payment of the indebtedness and (B) performance of each of the Trustor's agreements and obligations under the Construction Loan Agreement of even date, the Related Documents and the Deed of Trust. Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a Trust Deed Note of even date herewith, in the principal sum of \$958,000.00, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Bryce Willardson (Seal)
BRYCE WILLARDSON - Borrower

Camry Willardson (Seal)
CAMRY WILLARDSON - Borrower

[Space Below This Line For Acknowledgment]

STATE OF UTAH, Davis County ss:

Before me Jeff Williams on this day personally appeared BRYCE WILLARDSON and CAMRY WILLARDSON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of July, 2024.

(Seal) 

My Commission Expires: 1/30/26

Jeff Williams
Notary Public

JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS NMLS: 402456
ISAOA/ATIMA JORDAN CREDIT UNION
SYNERGY ONE LENDING, INC

Affect Lot 218

E 166237 B 411 P 414
Date 02-JUL-2024 11:58AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: NORTHERN TITLE COMPANY - LOGAN
Recorded Electronically by Simplifile

When Recorded, Mail to:
JORDAN CONSTRUCTION LENDING, LLC DBA
CCS LOANS ISAOA/ATIMA JORDAN CREDIT
UNION
6375 W 13400 S
Herriman, UTAH 84096
Attn: SHIPPING DEPT./DOC. CONTROL

Loan No.: 126417-8

NTRMD-129989

ASSIGNMENT OF TRUST DEED
(Beneficiary Only)

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS ISAOA/ATIMA JORDAN CREDIT UNION, hereby assigns to

JORDAN CREDIT UNION

all of its beneficial interest and rights as Beneficiary accrued or to accrue under that certain Trust Deed dated the July 1, 2024, and executed by Bryce Willardson and Camry Willardson, a married couple, as joint tenants with rights of survivorship as Trustor, to NORTHERN TITLE, as Trustee, and recorded on the 2 day of JULY, 2024 in Book 411 at Page 404, as Entry Number 111236 of the records of the County Recorder of Morgan County, UTAH, relating to the real property situated in said County as hereinafter described, and together with the indebtedness thereby secured and the money due or to become due on said indebtedness:

All of Lot 218, ROAM PHASE 2A, SINGLE FAMILY, Morgan County, Utah, according to the official plat thereof on file of record in the office of the Morgan County Recorder.
(00-0092-2802)

IN WITNESS, WHEREOF, JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS ISAOA/ATIMA JORDAN CREDIT UNION, in its capacity as Beneficiary has caused these presents to be executed by its duly authorized officer or officers on this 1ST day of JULY, 2024.

JORDAN CONSTRUCTION LENDING, LLC DBA
CCS LOANS ISAOA/ATIMA JORDAN CREDIT
UNION

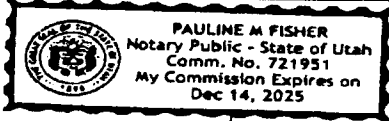
By: [Signature]

Title: AUTHORIZED AGENT

JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS ISAOA/ATIMA JORDAN CREDIT UNION NMLS: 402456
SYNERGY ONE LENDING, INC NMLS:

STATE OF UTAH }
COUNTY OF } ss
}

On the 1ST day of JULY, 2024, personally appeared before me WENDI DEMILLE, who being duly sworn by me, did say that he is the AUTHORIZED AGENT of JORDAN CONSTRUCTION LENDING, LLC DBA CCS LOANS ISAOA/ATIMA JORDAN CREDIT UNION and the foregoing instrument was signed on behalf of said corporation as Beneficiary by authority of a resolution of its Board of Directors and said WENDI DEMILLE acknowledged to me that said Beneficiary executed the same.



Pauline M. Fisher
Notary Public

Residing at: Salt Lake County

My Commission Expires: 12.14.25

When recorded, return to:
Intercap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

Affects
Lot 251

E 166346 B 411 P 858
Date: 15-Jul-2024 02:33PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

179627-DWF

LOAN #: 5212453812

[Space Above This Line For Recording Date]

00-0092-2835

09-ROAMSFR2A-02S1 DEED OF TRUST

MIN 1005905-0000158774-3

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is WESLEY DEAN WILLIAMS III AND KRISTIN OBERHOLZER WILLIAMS, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 4364 W Congaree Way, Herriman, UT 84096.

Borrower is the trustor under this Security Instrument.



LOAN #: 5212453812

(B) "Lender" is Intercap Lending Inc..

Lender is a Corporation, organized and existing under the laws of New Mexico. Lender's address is 910 East 6600 South, Salt Lake City, UT 84121.

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated July 11, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SIX HUNDRED THIRTEEN THOUSAND FIVE HUNDRED TWENTY ONE AND NO/100* Dollars (U.S. \$613,521.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than August 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(G) "Security Instrument" means this document, which is dated July 11, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5212453812

- (J) **"Default"** means: (i) the failure to pay any Periodic Payment or any other amount secured by this Security Instrument on the date it is due; (ii) a breach of any representation, warranty, covenant, obligation, or agreement in this Security Instrument; (iii) any materially false, misleading, or inaccurate information or statement to Lender provided by Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent, or failure to provide Lender with material information in connection with the Loan, as described in Section 8; or (iv) any action or proceeding described in Section 12(e).
- (K) **"Electronic Fund Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone or other electronic device capable of communicating with such financial institution, wire transfers, and automated clearinghouse transfers.
- (L) **"Electronic Signature"** means an "Electronic Signature" as defined in the UETA or E-SIGN, as applicable.
- (M) **"E-SIGN"** means the Electronic Signatures in Global and National Commerce Act (15 U.S.C. § 7001 *et seq.*), as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.
- (N) **"Escrow Items"** means: (i) taxes and assessments and other items that can attain priority over this Security Instrument as a lien or encumbrance on the Property; (ii) leasehold payments or ground rents on the Property, if any; (iii) premiums for any and all insurance required by Lender under Section 5; (iv) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 11; and (v) Community Association Dues, Fees, and Assessments if Lender requires that they be escrowed beginning at Loan closing or at any time during the Loan term.
- (O) **"Loan"** means the debt obligation evidenced by the Note, plus interest, any prepayment charges, costs, expenses, and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (P) **"Loan Servicer"** means the entity that has the contractual right to receive Borrower's Periodic Payments and any other payments made by Borrower, and administers the Loan on behalf of Lender. Loan Servicer does not include a sub-servicer, which is an entity that may service the Loan on behalf of the Loan Servicer.
- (Q) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (R) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or Default on, the Loan.
- (S) **"Partial Payment"** means any payment by Borrower, other than a voluntary prepayment permitted under the Note, which is less than a full outstanding Periodic Payment.
- (T) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3.
- (U) **"Property"** means the property described below under the heading "TRANSFER OF RIGHTS IN THE PROPERTY."
- (V) **"Rents"** means all amounts received by or due Borrower in connection with the lease, use, and/or occupancy of the Property by a party other than Borrower.
- (W) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they may be amended from time to time, or



LOAN #: 5212453812

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor In Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2835**

09-ROAMSE R2A-0251

which currently has the address of **4981 W Mesa Arch Ln, Mountain Green** [Street] [City]

Utah **84050-6011** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2835 09-ROAMSE R2A-0251**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



LOAN #: 5212453812

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

W.D. Williams III
WESLEY DEAN WILLIAMS III 07/15/24 (Seal)
DATE

Kristin Oberholzer Williams
KRISTIN OBERHOLZER WILLIAMS 7/15/24 (Seal)
DATE

State of Utah)
County of DAVIS) (ss)

On this 15 day of July, in the year 2024, before me Melinda Ann Andersen Notary public, personally appeared WESLEY DEAN WILLIAMS III and KRISTIN OBERHOLZER WILLIAMS, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.
Melinda Ann Andersen (seal)
Notary Signature



Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: Stacie Lee Marchessault
NMLS ID: 234893



LOAN #: 5212453812
MIN: 1005905-0000158774-3

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **11th** day of **July, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4981 W Mesa Arch Ln, Mountain Green, UT 84050-6011.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **ROAM Phase 2A**



LOAN #: 5212453812

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5212453812

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.


F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless




LOAN #: 5212453812

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


WESLEY DEAN WILLIAMS III 07/15/24 (Seal)
DATE


KRISTIN OBERHOLZER WILLIAMS 7/15/24 (Seal)
DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 251, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2835; Serial No. 09-ROAMSFR2A-0251

Lot 202
Only

File No.: 180858-MMF

E 166552 B 412 P 696
Date 12-Aug-2024 01:48PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2786; Serial No. 09-ROAMSFR2A-0202
with an address of:
5987 North Angels Landing Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 8,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED SIXTY THREE THOUSAND FOUR HUNDRED DOLLARS (\$563,400)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 202, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 5987 North Angels Landing Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2786; Serial No. 09-ROAMSFR2A-0202

File No.: 180864-MMF

Affects
Lot 230

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

E 166555 B 412 P 754
Date 12-Aug-2024 01:49PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC
Recorded Electronically by Simplifile

Parcel: 00-0092-2814; Serial No. 09-ROAMSFR2A-0230
with an address of:
4947 West Bells Canyon Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 8,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$508,800)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF Davis) :ss.

On the 8th day of August, 20 24, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

S. Heiner
NOTARY PUBLIC
Residing at: Hayton, UT

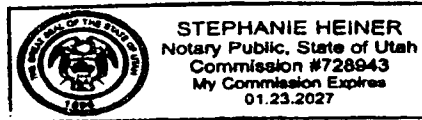


EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 230, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4947 West Bells Canyon Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2814; Serial No. 09-ROAMSFR2A-0230

File No.: 180868-MMF

Affects lot 237

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

E 166558 B 412 P 811
Date 12-Aug-2024 01:49PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

Parcel: 00-0092-2821; Serial No. 09-ROAMSFR2A-0237
with an address of:
4950 West Bells Canyon Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 8,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FOUR HUNDRED EIGHTY THOUSAND NINE HUNDRED DOLLARS (\$480,900)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

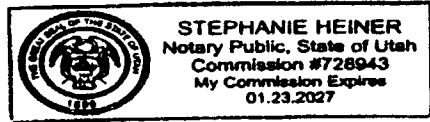
Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis)
:ss.

On the 8th day of August, 20 24, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Layton, UT



**EXHIBIT A
(Legal Description)**

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 237, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4950 West Bells Canyon Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2821; Serial No. 09-ROAMSFR2A-0237

File No.: 180869-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

*Affeds
Lot 247*

E 166559 B 412 P 830
Date 12-Aug-2024 01:50PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Parcel: 00-0092-2831; Serial No. 09-ROAMSFR2A-0247
with an address of:
6092 West Mesa Arch Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 8,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FOUR HUNDRED NINETY THOUSAND SEVEN HUNDRED DOLLARS (\$490,700)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

**EXHIBIT A
(Legal Description)**

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 247, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6092 West Mesa Arch Lane, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2831; Serial No. 09-ROAMSFR2A-0247

File No.: 180870-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

*Affects
Lot 248*

E 166560 B 412 P 849
Date 12-Aug-2024 01:50PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC
Recorded Electronically by Simplifile

Parcel: 00-0092-2832; Serial No. 09-ROAMSFR2A-0248
with an address of:
6084 West Mesa Arch Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 8,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "**Note**").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "**Loan Documents**"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FOUR HUNDRED SIXTY FOUR THOUSAND SIX HUNDRED DOLLARS (\$464,600)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

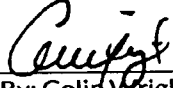
PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company




By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On the 8th day of August, 20 24, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.



NOTARY PUBLIC
Residing at: Layton, UT

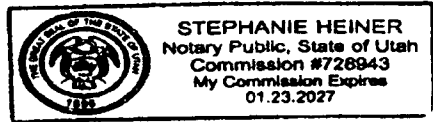


EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 248, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6084 West Mesa Arch Lane, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2832; Serial No. 09-ROAMSFR2A-0248

Affects
Lot 234

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

E 166657 B 413 P 19
Date: 23-Aug-2024 03:17PM
Fee: \$40.00-ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, II
Recorded Electronically by Simplifile

180615-MMF

LOAN #: 5212454362

[Space Above This Line For Recording Data]

00-0092-2818

09-ROOMSFR2A-0234

DEED OF TRUST

MIN 1005905-0000159323-8

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **STACIE MCCHESENEY AND BRET HARTMAN AND PATRICK MCCHESENEY AND LINDA MCCHESENEY, AS JOINT TENANTS**

currently residing at **1580 S 2300 E, Salt Lake City, UT 84108.**

Borrower is the trustor under this Security Instrument.



(B) "Lender" is Intercap Lending Inc..

LOAN #: 5212454362

Lender is a Corporation, under the laws of New Mexico, South, Salt Lake City, UT 84121.

organized and existing Lender's address is 910 East 6600

The term "Lender" includes any successors and assigns of Lender. (C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated August 16, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SIX HUNDRED EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100***** Dollars (U.S. \$688,750.00

) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than September 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider, 1-4 Family Rider, Other(s) [specify], Condominium Rider, Planned Unit Development Rider, Second Home Rider, V.A. Rider

(G) "Security Instrument" means this document, which is dated August 16, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5212454362

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2818**

09-ROOMSFR2A-0234

which currently has the address of **4974 W Bells Canyon Dr, Mountain Green** [Street] [City]

Utah **84050-6010** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2818**
09-ROOMSFR2A-0234

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



LOAN #: 5212454362

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Stacie McChesney 8/23/24 (Seal)
STACIE MCCHESENEY DATE

Bret Hartman 8/23/24 (Seal)
BRET HARTMAN DATE

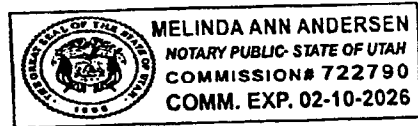
Patrick McChesney 8/23/24 (Seal)
PATRICK MCCHESENEY DATE

Linda McChesney 8/23/24 (Seal)
LINDA MCCHESENEY DATE

State of Utah)
County of DAVIS) (ss)

On this 23 day of August, in the year 2024, before me Melinda Ann Andersen a notary public, personally appeared STACIE MCCHESENEY and BRET HARTMAN and PATRICK MCCHESENEY and LINDA MCCHESENEY, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.
Melinda Ann Andersen (Seal)
Notary Signature



LOAN #: 5212454362

**Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: Keturah G Varanakis
NMLS ID: 474311**



LOAN #: 5212454362
MIN: 1005905-0000159323-8

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **16th** day of **August, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **InterCap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4974 W Bells Canyon Dr, Mountain Green, UT 84050-6010.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Mountain Green - Roam Phase 2A**



LOAN #: 5212454362

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5212454362

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



LOAN #: 5212454362

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Stacie McClesney 8/23/24 (Seal)
 STACIE MCCLESNEY DATE

Bret Hartman 8/23/24 (Seal)
 BRET HARTMAN DATE

Patrick McClesney 8/23/24 (Seal)
 PATRICK MCCLESNEY DATE

Linda McClesney 8/23/24 (Seal)
 LINDA MCCLESNEY DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 234, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2818; Serial No. 09-ROAMSFR2A-0234

File No.: 181579-MMF

Lot 201
Only

E 166673 B 413 P 112
Date 26-Aug-2024 02:22PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC
Recorded Electronically by Simplifile

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2785; Serial No.: 09-ROAMSFR2A-0201
with an address of:
5979 North Angels Landing Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 19,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED TWENTY FIVE THOUSAND SEVEN HUNDRED DOLLARS (\$525,700)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 201, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 5979 North Angels Landing Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2785; Serial No. 09-ROAMSFR2A-0201

File No.: 181580-MMF

Affects
Lot 210

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

E 166674 B 413 P 131
Date: 26-Aug-2024 02:22PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Parcel: 00-0092-2794; Serial No.: 09-ROAMSFR2A-0210
with an address of:
6055 West Mesa Arch Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this August 19,
2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December
12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other
loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FOUR HUNDRED SIXTY SEVEN THOUSAND EIGHT HUNDRED DOLLARS (\$467,800)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

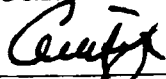
PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

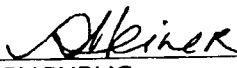


By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis) :SS.

On the 17th day of August, 20 21, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.


NOTARY PUBLIC
Residing at: Layton, UT

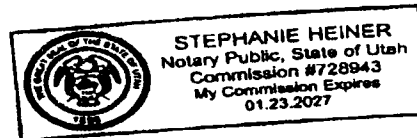


EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 210, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6055 West Mesa Arch Lane, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2794; Serial No. 09-ROAMSFR2A-0210

LA 209

When recorded, return to:
DELTA COMMUNITY CREDIT UNION
ATTN: POST-CLOSING DEPARTMENT
315 HIGHWAY 74 NORTH
PEACHTREE CITY, GA 30269
866-963-7811

E 166721 B 413 P 437
Date: 30-Aug-2024 10:02AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

LOAN #: 2024004930

181181-MMF [Space Above This Line For Recording Data]
00-0092-2793
09-ROOMSFR2A-0209 DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is ANNEKA CIMOS, AN UNMARRIED WOMAN, AND ERIK KERNOZEK, AN UNMARRIED MAN

currently residing at 255 North 400 West APT 4039, Salt Lake City, UT 84103-1112.

Borrower is the trustor under this Security Instrument.



LOAN #: 2024004930

(B) "Lender" is DELTA COMMUNITY CREDIT UNION.

Lender is a State Chartered Credit Union, organized and existing under the laws of Georgia. Lender's address is 315 HIGHWAY 74 NORTH, PEACHTREE CITY, GA 30269.

Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is FIDELITY NATIONAL TITLE.

The term "Trustee" includes any substitute/successor Trustee.

Documents

(D) "Note" means the promissory note dated August 30, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SEVEN HUNDRED FIFTY SIX THOUSAND AND NO/100*****

Dollars (U.S. \$756,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than September 1, 2054.

(E) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(F) "Security Instrument" means this document, which is dated August 30, 2024, together with all Riders to this document.

Additional Definitions

(G) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(H) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 2024004930

(V) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they may be amended from time to time, or any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(W) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(X) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2793

09-ROOMSFR2A-0209

which currently has the address of **4984 West Mesa Arch Lane, Mountain Green** [Street] [City]

Utah **84050** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2793**
09-ROOMSFR2A-0209

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property."



LOAN #: 2024004930

evidencing the debt secured by this Security Instrument to Trustee. Upon such request, Trustee will reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons will pay any recordation costs associated with such reconveyance. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

28. **Substitute Trustee.** Lender may, from time to time, by itself or through the Loan Servicer, remove Trustee and appoint a successor trustee to any Trustee appointed under this Security Instrument. Without conveyance of the Property, the successor trustee will succeed to all the rights, title, power, and duties conferred upon Trustee in this Security Instrument and by Applicable Law.

29. **Request for Notices.** Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

ANNEKA CIMOS 8-30-2024 (Seal)
DATE

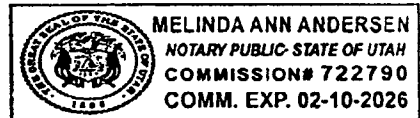
ERIK KERNOZEK 8-30-24 (Seal)
DATE

State of Utah)
County of Davis) (ss)

On this 30 day of August, in the year 2024, before me Melinda Ann Andersen, a notary public, personally appeared ANNEKA CIMOS and ERIK KERNOZEK, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Melinda Ann Andersen (seal)
Notary Signature



LOAN #: 2024004930

**Lender: DELTA COMMUNITY CREDIT UNION
NMLS ID: 401141
Loan Originator: Christie Lorton
NMLS ID: 795210**



LOAN #: 2024004930

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 30th day of August, 2024 and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to DELTA COMMUNITY CREDIT UNION, a State Chartered Credit Union

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 4984 West Mesa Arch Lane, Mountain Green, UT 84050.

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in COVENANTS, CONDITIONS AND RESTRICTIONS

The Property is a part of a planned unit development known as Roam (the "Declaration").



LOAN #: 2024004930

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 2024004930

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



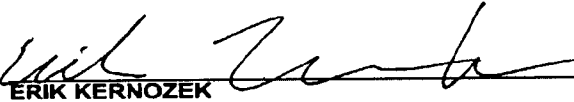
LOAN #: 2024004930

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


ANNEKA CIMÓS

8-30-2024 (Seal)
DATE


ERIK KERNOZEK

8-30-24 (Seal)
DATE



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 209, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2793; Serial No. 09-ROAMSFR2A-0209

When recorded, return to:
Primary Residential Mortgage, Inc. c/o
First American
Attn: Final Docs
1795 International Way
Idaho Falls, ID 83402
800-748-4424

Affects
Lot 209

E 166770 B 413 P 809
Date: 06-Sep-2024 01:57PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Title Order No.: 176491-~~BWF~~ ^{MMF}
Escrow No.: 176491-~~BWF~~ ^{MMF}
LOAN #: 301160029 ^{MMF}

[Space Above This Line For Recording Data]

00-0092-2792

09-RAUMSFR 2A-0208

DEED OF TRUST

MIN 1001464-6001017737-5
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is LEVI M HARPER AND LINDSEY I HARPER, AS JOINT TENANTS

currently residing at 1397 Cove Cir, North Salt Lake, UT 84054.

Borrower is the trustor under this Security Instrument.

LOAN #: 301160029

(B) "Lender" is Primary Residential Mortgage, Inc..

Lender is a Licensed Lender, under the laws of Nevada. West, Salt Lake City, UT 84116.

organized and existing Lender's address is 1480 North 2200

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency, Inc., 1216 W. Legacy Crossing Blvd, Suite 100, Centerville, UT 84014.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated September 6, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender FIVE HUNDRED TEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (U.S. \$510,500.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than October 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider, 1-4 Family Rider, Other(s) [specify], Condominium Rider, Planned Unit Development Rider, Second Home Rider, V.A. Rider

(G) "Security Instrument" means this document, which is dated September 6, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.

LOAN #: 301160029

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2792

09-ROOMSFR2A-0208

which currently has the address of **4990 West Mesa Arch Ln, Mountain Green** [Street] [City]

Utah **84050** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2792**

09-ROOMSFR2A-0208

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply

LOAN #: 301160029

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Levi M Harper 9/6/24 (Seal)
LEVI M HARPER DATE

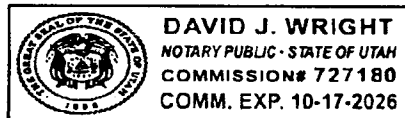
Lindsey I Harper L.I.H. 9/6/24 (Seal)
LINDSEY I HARPER DATE

State of Utah)
County of MORGAN) (ss)
D.M.C.

On this 6 day of Sept., in the year 2024, before me David J Wright, a notary public, personally appeared LEVI M HARPER and LINDSEY I HARPER, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature] (seal)
Notary Signature



Lender: Primary Residential Mortgage, Inc.
NMLS ID: 3094
Loan Originator: Dale Stanford
NMLS ID: 279864

LOAN #: 301160029
MIN: 1001464-6001017737-5

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **6th** day of **September, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **Primary Residential Mortgage, Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4990 West Mesa Arch Ln, Mountain Green, UT 84050.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Enclave the ROAM. LLC**

LOAN #: 301160029

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

LOAN #: 301160029

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless

LOAN #: 301160029

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Levi M Harper
LEVI M HARPER

9/6/24 (Seal)
DATE

Lindsey I. Harper
LINDSEY HARPER

9/6/24 (Seal)
DATE

File No. 176491-MMF.

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 208, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2792; Serial No. 09-ROAMSFR2A-0208

File No.: 182532-MMF

*Affects
Lot 244*

E 166846 B 413 P 1395
Date: 18-Sep-2024 12:01PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2828; Serial No. 09-ROAMSFR2A-0244
with an address of:
6122 West Mesa Arch Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING** (this "Trust Deed") is made as of this **September 16, 2024** (the "Effective Date"), between **ENCLAVE THEROAM, LLC**, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", **Cottonwood Title Insurance Agency, Inc.**, having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of **Mountain West REIT, LLC**, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED TWENTY SEVEN THOUSAND ONE HUNDRED DOLLARS (\$527,100)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

Colin Wright

By: Colin Wright
Its: Authorized Individual

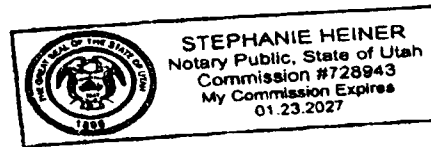
ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF *Davis*) :ss.
)

On the 17th day of September, 2024, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner

NOTARY PUBLIC
Residing at: Layton, UT



**EXHIBIT A
(Legal Description)**

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 244, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6122 West Mesa Arch Lane, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2828; Serial No. 09-ROAMSFR2A-0244

File No.: 182969-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

*Affects
Lot 227*

E 166944 B 414 P 533
Date 01-Oct-2024 02:17PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Parcel: 00-0092-2811; Serial No. 09-ROAMSFR2A-0227
with an address of:
4921 West Bells Canyon Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this October 1, 2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT, LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED DOLLARS (\$518,300)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF Davis)
)
:ss.

On the 1 day of October, 2024, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Layton, UT

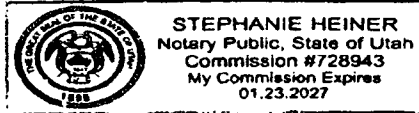


EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 227, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4921 West Bells Canyon Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2811; Serial No. 09-ROAMSFR2A-0227

E 167048 B 414 P 1160
Date: 16-Oct-2024 11:47AM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No.: 183287-MMF

*Affects
Lot 238*

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2822; Serial No. 09-ROAMSFR2A-0238
with an address of:
4942 West Bells Canyon Drive, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this October
11, 2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability
company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as
"Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400
South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT,
LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT
84103, as "Lender".**

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN
MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain
SECURED PROMISSORY NOTE, dated as December 12, 2023, as amended by Loan Modification
Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured
Promissory Note, together with any further amendments, extensions, renewals, replacements,
restatements or modifications thereof being hereinafter referred to as the "**Note**").

Borrower desires to secure the repayment of the Loan and the performance of all of its
obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated
December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and
the other loan documents executed in connection therewith (collectively "**Loan Documents**"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance
by Borrower of its obligations thereunder and under the other Loan Documents are secured
hereby.

condition that, if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED TWENTY FOUR THOUSAND THREE HUNDRED DOLLARS (\$524,300)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

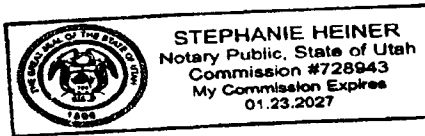
Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis) :ss.

On the 15th day of October, 20 21, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Layton, UT



**EXHIBIT A
(Legal Description)**

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 238, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4942 West Bells Canyon Drive, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2822; Serial No. 09-ROAMSFR2A-0238

Affects Lot 242

E 167049 B 414 P 1179
Date 16-Oct-2024 11:47AM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No.: 183289-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2826; Serial No. 09-ROAMSFR2A-0242
with an address of:
4912 West Bells Canyon Drive or 6015 North Timpanogos Lane, Morgan, Utah 84050

CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (LOAN 1080)

THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this October 11, 2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT, LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

condition that, if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **SIX HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED DOLLARS (\$622,400)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

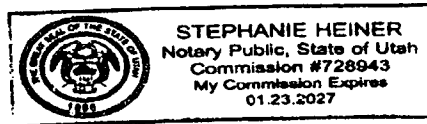
Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF Davis)
) :ss.

On the 15th day of October, 2024, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Layton, UT



**EXHIBIT A
(Legal Description)**

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 242, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4912 West Bells Canyon Drive or 6015 North Timpanogos Lane, Morgan,
UT 84050

Parcel Identification Number: 00-0092-2826; Serial No. 09-ROAMSFR2A-0242

Affects Lot 220

E 167097 B 414 P 1459
Date 22-Oct-2024 02:19PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: LINCOLN TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

When recorded, return to:
Goldenwest Federal Credit Union
5025 South Adams Ave
South Ogden, UT 84403

Title Order No.: 240816

LOAN #: 11240930554

_____[Space Above This Line For Recording Data]_____

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is BENJAMIN DEDRICKSON AND FATIMA DEDRICKSON, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 956 E Mecham Ave, Layton, UT 84040.

Borrower is the trustor under this Security Instrument.



LOAN #: 11240930554

(B) "Lender" is Goldenwest Federal Credit Union.

Lender is a Federal Credit Union, organized and existing under the laws of The United States of America. Lender's address is 5025 South Adams Ave, South Ogden, UT 84403.

Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Goldenwest Federal Credit Union.

The term "Trustee" includes any substitute/successor Trustee.

Documents

(D) "Note" means the promissory note dated October 21, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender NINE HUNDRED EIGHTY NINE THOUSAND SIX HUNDRED AND NO/100 Dollars (U.S. \$989,600.00) plus Interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than October 1, 2055.

(E) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- 1-4 Family Rider
- Planned Unit Development Rider
- V.A. Rider
- Other(s) [specify] Construction/Permanent Loan Rider to Security Instrument

(F) "Security Instrument" means this document, which is dated October 21, 2024, together with all Riders to this document.

Additional Definitions

(G) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(H) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 11240930554

(V) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they may be amended from time to time, or any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(W) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(X) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**LOT 220, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.
APN #: 09-ROAMSFR2A-0220 / 00-0092-2804**

which currently has the address of **6070 N Timpanogos Ln, Mountain Green** [Street] [City]

Utah **84050** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **09-ROAMSFR2A-0220 / 00-0092-2804**

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property."




LOAN #: 11240930554


evidencing the debt secured by this Security Instrument to Trustee. Upon such request, Trustee will reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons will pay any recordation costs associated with such reconveyance. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

28. Substitute Trustee. Lender may, from time to time, by itself or through the Loan Servicer, remove Trustee and appoint a successor trustee to any Trustee appointed under this Security Instrument. Without conveyance of the Property, the successor trustee will succeed to all the rights, title, power, and duties conferred upon Trustee in this Security Instrument and by Applicable Law.

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.


BENJAMIN DEDRICKSON 10-21-24 (Seal)
DATE


FATIMA DEDRICKSON 10-21-24 (Seal)
DATE

State of Utah)
County of WEBER) (ss)

On this 21ST day of OCTOBER, in the year 2024, before me Stephanie Taylor, a notary public, personally appeared BENJAMIN DEDRICKSON and FATIMA DEDRICKSON, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


Notary Signature



LOAN #: 11240930554

Lender: Goldenwest Federal Credit Union
NMLS ID: 440574
Loan Originator: Stephanie Taylor
NMLS ID: 586931



LOAN #: 11240930554

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **21st** day of **October, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **Goldenwest Federal Credit Union, a Federal Credit Union**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **6070 N Timpanogos Ln, Mountain Green, UT 84050.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Roam Phase**



LOAN #: 11240930554

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of Incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 11240930554

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



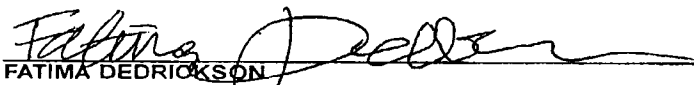
LOAN #: 11240930554

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


BENJAMIN DEDRICKSON

10-21-24 (Seal)
DATE


FATIMA DEDRICKSON

10-21-24 (Seal)
DATE



LOAN #: 11240930554

FIXED/ADJUSTABLE RATE RIDER
(30-day Average SOFR Index (As Published by the
Federal Reserve Bank of New York) – Rate Caps)

THIS FIXED/ADJUSTABLE RATE RIDER is made this 21st day of October, 2024, and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to Goldenwest Federal Credit Union, a Federal Credit Union

(the "Lender") of the same date and covering the property described in the Security Instrument and located at: 6070 N Timpanogos Ln, Mountain Green, UT 84050.

THE NOTE CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for monthly payments of interest and a portion of the principal ("Monthly Payment") and an initial fixed interest rate of 6.750 %. The Note also provides for a change in the initial fixed interest rate to an adjustable interest rate, as follows:



LOAN #: 11240930554

4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES**(A) Change Dates**

The initial fixed interest rate I will pay will change to an adjustable interest rate on the **1st** day of **October, 2032**, and the adjustable interest rate I will pay may change on the **1st** day of the month every **12th** month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my adjustable interest rate will be based on an Index that is calculated and provided to the general public by an administrator (the "Administrator"). The "Index" is a benchmark, known as the 30-day Average SOFR index. The Index is currently published by the Federal Reserve Bank of New York. The most recent Index value available as of the date 45 days before each Change Date is called the "Current Index," provided that if the Current Index is less than zero, then the Current Index will be deemed to be zero for purposes of calculating my interest rate.

If the Index is no longer available, it will be replaced in accordance with Section 4(G) below.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO AND ONE-FOURTH** percentage point(s) (**2.250 %**) (the "Margin") to the Current Index. The Margin may change if the Index is replaced by the Note Holder in accordance with Section 4(G)(2) below. The Note Holder will then round the result of the Margin plus the Current Index to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the Monthly Payment that would be sufficient to repay the unpaid Principal that I am expected to owe at the Change Date on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my Monthly Payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **11.750 %** or less than **6.750 %**. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than **TWO** percentage point(s) (**2.000 %**) from the



LOAN #: 11240930554

rate of interest I have been paying for the preceding 12 months, and will never be greater than 11.750 %. My interest rate will never be less than the start rate or 6.750 %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new Monthly Payment beginning on the first Monthly Payment date after the Change Date until the amount of my Monthly Payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my Monthly Payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

(G) Replacement Index and Replacement Margin

The Index is deemed to be no longer available and will be replaced if any of the following events (each, a "Replacement Event") occur: (i) the Administrator has permanently or indefinitely stopped providing the Index to the general public; or (ii) the Administrator or its regulator issues an official public statement that the Index is no longer reliable or representative.

If a Replacement Event occurs, the Note Holder will select a new index (the "Replacement Index") and may also select a new margin (the "Replacement Margin"), as follows:

- (1) If a replacement index has been selected or recommended for use in consumer products, including residential adjustable-rate mortgages, by the Board of Governors of the Federal Reserve System, the Federal Reserve Bank of New York, or a committee endorsed or convened by the Board of Governors of the Federal Reserve System or the Federal Reserve Bank of New York at the time of a Replacement Event, the Note Holder will select that index as the Replacement Index.
- (2) If a replacement index has not been selected or recommended for use in consumer products under Section (G)(1) at the time of a Replacement Event, the Note Holder will make a reasonable, good faith effort to select a Replacement Index and a Replacement Margin that, when added together, the Note Holder reasonably expects will minimize any change in the cost of



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the loan, taking into account the historical performance of the Index and the Replacement Index.

The Replacement Index and Replacement Margin, if any, will be operative immediately upon a Replacement Event and will be used to determine my interest rate and Monthly Payments on Change Dates that are more than 45 days after a Replacement Event. The Index and Margin could be replaced more than once during the term of my Note, but only if another Replacement Event occurs. After a Replacement Event, all references to the "Index" and "Margin" will be deemed to be references to the "Replacement Index" and "Replacement Margin."

The Note Holder will also give me notice of my Replacement Index and Replacement Margin, if any, and such other information required by applicable law and regulation.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Section 19 of the Security Instrument will read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such



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remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Section 19 of the Security Instrument described in Section B1 above will then cease to be in effect, and the provisions of Section 19 of the Security Instrument will be amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law. Lender also will not exercise this option if (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee, and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises this option to require immediate payment in full, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16



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within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.


BENJAMIN DEDRICKSON

10-21-24 (Seal)
DATE


FATIMA DEDRICKSON

10-21-24 (Seal)
DATE



LOAN #: 11240930554

**CONSTRUCTION/PERMANENT LOAN
RIDER TO SECURITY INSTRUMENT
(INCLUDING SECURITY AGREEMENT)**

(To be attached to and recorded with this Security Instrument)

THIS CONSTRUCTION LOAN RIDER TO SECURITY INSTRUMENT (this "Rider") is made on **October 21, 2024** and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed of the same date, to which this Rider is attached ("this Security Instrument"), given by the undersigned ("Borrower") for the benefit of **Goldenwest Federal Credit Union, a Federal Credit Union**

("Lender") to secure Borrower's Note to Lender and the Construction Loan Addendum to Note, both of the same date (collectively, the "Note") and covering the property described in this Security Instrument (the "Property"). All terms defined in the Note and elsewhere in this Security Instrument shall have the same meaning in this Rider.

IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THIS SECURITY INSTRUMENT, Borrower and Lender further covenant and agree as follows:

1. Construction Loan Agreement. The Note evidences Borrower's promise to pay Lender the aggregate amount of all advances made and distributed by Lender under the terms and conditions of a Construction Loan Agreement between Lender and Borrower dated the same date as the Note (the "Loan Agreement"). The Loan Agreement provides for construction of certain improvements (the "Improvements") on the Property.



LOAN #: 11240930554

Borrower agrees to comply with the covenants and conditions of the Loan Agreement. This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, including the aggregate amount of all advances made by Lender from time to time under the terms of the Loan Agreement, with interest as provided in the Note, and all renewals, extensions, and modifications of the Note, (b) the performance of all of Borrower's covenants and agreements under the Note, this Security Instrument, the Loan Agreement and all other documents pertaining to the Loan (the "Loan Documents"), and (c) the payment of all other sums, with interest at the Note Rate, advanced by Lender to protect the security of this Security Instrument, or to perform any of Borrower's obligations under the Loan Documents. Upon the failure of Borrower to keep and perform all the covenants, conditions and agreements of the Loan Agreement, the Principal and all interest and other charges provided for in the Loan Documents and secured hereby shall, at the option of the Lender, and subject to any right of Borrower to cure Borrower's default, become immediately due and payable in full.

2. Future Advances. During the Construction Loan Phase, interest will accrue on the outstanding Principal according to the terms set forth in the Note. Provided there has been no default as defined in the Note, the Loan Agreement, or this Security Instrument, and provided Borrower has satisfied all conditions precedent required for an advance under the Loan Documents, Lender is legally obligated to make advances of principal upon application therefor by Borrower in accordance with the provisions of the Note and the Loan Agreement up to a maximum principal amount (including present and future obligations), which is equal to the amount of the Note as set forth in this Security Instrument. Such advances shall be evidenced by the Note, made under the terms of the Loan Agreement and secured by this Security Instrument and may occur for a period up to the end of the Construction Loan Phase, but in no event after 12 months from the date of this Rider.

3. Assignment of Rights or Claims. From time to time as Lender deems necessary to protect Lender's interest, Borrower shall, upon request of Lender, execute, acknowledge before a notary public, and deliver to Lender, assignments of any and all rights or claims which relate to the construction on the Property.



LOAN #: 11240930554

4. Breach by Borrower. In case of breach by Borrower of the covenants and conditions of the Loan Agreement, subject to any right of Borrower to cure Borrower's default, Lender, at Lender's option, with or without entry upon the Property (a) may invoke any of the rights or remedies provided in the Loan Agreement, (b) may accelerate the sums secured by this Security Instrument and invoke any of the remedies provided in this Security Instrument, or (c) may do both. Lender's failure to exercise any of its rights and remedies at any one time shall not constitute a waiver by Lender of its right to exercise that right or remedy, or any other right or remedy, in the future.

5. Permanent Mortgage Date. On the day the Construction Loan Phase ends, the loan evidenced by the Note will become a permanent mortgage loan (the "Permanent Mortgage Date"). Beginning on the Permanent Mortgage Date, interest shall accrue as stated in the Note and monthly payments of principal and interest shall be due and payable as set forth in the Note.

6. Occupancy. Section 6 of this Security Instrument is amended and restated to read as follows: Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the Permanent Mortgage Date and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Security Agreement and Financing Statement.

a. The property covered by this Security Instrument includes the Property previously described or referred to in this Security Instrument, together with the following, all of which are referred to as the "Property." The portion of the Property that constitutes real property is sometimes referred to as the "Real Property." The portion of the Property which constitutes personal property is sometimes referred to as the "Personal Property," and is described as follows: (i) Borrower's right to possession of the Property; (ii) any and all fixtures, machinery, equipment, building materials, appliances, and goods of every



LOAN #: 11240930554

nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the Property or the Improvements, and all replacements of and accessions to those goods; and (iii) proceeds and products of the Personal Property. Despite any other provision of this Rider or any other Loan Document, however, Lender is not granted, and will not have, a non-purchase money security interest in household goods, to the extent that such a security interest would be prohibited by applicable law.

b. This Security Instrument is and shall be a security agreement granting Lender a first and prior security interest in all of Borrower's right, title and interest in and to the Personal Property, under and within the meaning of applicable state laws, as well as a document granting a lien upon and against the Real Property. In the event of any foreclosure sale, whether made by Trustee, or under judgment of a court, or otherwise, all of the Real Property and Personal Property may, at the option of Lender, be sold as a whole or in parcels. It shall not be necessary to have present at the place of such sale the Personal Property or any part thereof. Lender, as well as Trustee on Lender's behalf, shall have all the rights, remedies and recourse with respect to the Personal Property afforded to a "Secured Party" by applicable state laws in addition to and not in limitation of the other rights and remedies afforded Lender and/or Trustee under this Security Instrument. To the extent permitted by applicable law, Borrower shall, upon demand, pay to Lender the amount of any and all expenses, including the fees and disbursements of Lender's legal counsel and of any experts and agents, which Lender may incur in connection with: (i) the making and/or administration of this Security Instrument; (ii) the custody, preservation, use or operation of, or the sale of, collection from, or other realization upon any Property, real and/or personal, described in this Security Instrument; (iii) the exercise or enforcement of any of the rights of Lender under this Security Instrument; or (iv) the failure by Borrower to perform or observe any of the provisions or covenants in this Security Instrument.

c. Lender may, at its election, at any time after the delivery of this Security Instrument, sign one or more copies of this Security Instrument in order that such copies may be used as a financing statement under applicable state laws. Lender's signature need not be acknowledged, and is not necessary to the effectiveness hereof as a deed of trust, a security agreement, or (unless otherwise required by applicable state laws) a financing statement.



LOAN #: 11240930554

d. Borrower also authorizes Lender to sign and file, without Borrower's signature, such financing and continuation statements, amendments, and supplements thereto, and other documents that Lender may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Property. If any other documents are necessary to protect Lender's interest in the Property, Borrower agrees to sign these documents whenever Lender asks. Borrower also gives Lender permission to sign these documents for Borrower.

8. Invalid Provisions. If any one or more of the provisions of this Security Instrument, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Security Instrument and all other applications of any such provision shall not be affected thereby.

9. Addresses.

The name and address of the Borrower is:

**Benjamin Dedrickson
956 E Mecham Ave
Layton, UT 84040**


The name and address of the Lender/Secured Party is:


**Goldenwest Federal Credit Union, a Federal Credit Union
5025 South Adams Ave
South Ogden, UT 84403**



LOAN #: 11240930554

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Rider.


BENJAMIN DEDRICKSON 10-21-24 (Seal)
DATE


FATIMA DEDRICKSON 10-21-24 (Seal)
DATE

ATTENTION COUNTY CLERK. This instrument covers goods that are or are to become fixtures on the Property described herein and is to be filed for record in the records where Security Instruments on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as a Security Instrument but also as a financing statement covering goods that are or are to become fixtures on the Property described herein. The mailing address of the Borrower (Debtor) and Lender (Secured Party) are set forth in this Security Instrument.



E 167184 B 415 P 407
Date 31-Oct-2024 12:15PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

*Affects
lot 226*

File No.: 183815-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2810; Serial No. 09-ROAMSFR2A-0226
with an address of:
4911 West Bells Canyon Drive or 5983 North Timpanogos Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this October 30, 2024 (the "Effective Date"), between ENCLAVE THEROAM, LLC, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", Cottonwood Title Insurance Agency, Inc., having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of Mountain West REIT, LLC, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED FOURTY ONE THOUSAND TWO HUNDRED DOLLARS (\$541,200)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 226, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 4911 West Bells Canyon Drive or 5983 North Timpanogos Lane, Mountain Green, UT 84050

Parcel Identification Number: 00-0092-2810; Serial No. 09-ROAMSFR2A-0226

Affects Lot 243

E 167185 B 415 P 426
Date: 31-Oct-2024 12:15PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No.: 183816-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2827; Serial No. 09-ROAMSFR2A-0243
with an address of:
6132 West Mesa Arch Lane or 6035 North Timpanogos Lane, Mountain Green, Utah 84050

CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (LOAN 1080)

THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "Trust Deed") is made as of this October 30, 2024 (the "Effective Date"), between **ENCLAVE THEROAM, LLC**, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", **Cottonwood Title Insurance Agency, Inc.**, having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of **Mountain West REIT, LLC**, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 **DEBT.** This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 **OTHER OBLIGATIONS.** This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "**Other Obligations**"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 **DEBT AND OTHER OBLIGATIONS.** Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "**Obligations**".

Section 2.4 **PAYMENT OF DEBT.** Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 **INCORPORATION BY REFERENCE.** All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 **ALLOCATION FOR TITLE INSURANCE.** The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED FOURTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$542,500)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 **INSURANCE.** Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On the 29 day of October, 2024, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Dayton, UT



EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 243, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6132 West Mesa Arch Lane or 6035 North Timpanogos Lane, Mountain Green, UT 84050

Parcel Identification Number: 00-0092-2827; Serial No. 09-ROAMSFR2A-0243

Affects
Lot 245

E 167186 B 415 P 445
Date 31-Oct-2024 12:16PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No.: 183818-MMF

AND WHEN RECORDED MAIL TO:
Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

Parcel: 00-0092-2829; Serial No. 09-ROAMSFR2A-0245
with an address of:
6112 West Mesa Arch Lane, Mountain Green, Utah 84050

**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT, AND FIXTURE FILING
(LOAN 1080)**

**THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING** (this "Trust Deed") is made as of this **October 30, 2024** (the "Effective Date"), between **ENCLAVE THEROAM, LLC**, a Delaware limited liability company, having its principal place of business at 610 N 800 W, Centerville, UT 84014, as "Borrower", **Cottonwood Title Insurance Agency, Inc.**, having an address of 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, as "Trustee" for the benefit of **Mountain West REIT, LLC**, a Delaware limited liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "Lender".

RECITALS

This Trust Deed is given to secure a loan (the "Loan") in the principal sum of **NINETEEN MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$19,700,000)** evidenced by that certain **SECURED PROMISSORY NOTE**, dated as December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "Note").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the **Revolving Credit Loan Agreement** dated December 12, 2023, as amended by Loan Modification Agreement dated February 28, 2024, and the other loan documents executed in connection therewith (collectively "Loan Documents"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.

if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Documents and this Trust Deed, shall well and truly perform the Other Obligations as set forth in this Trust Deed and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note and the Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE II

DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Trust Deed and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the Debt.

Section 2.2 OTHER OBLIGATIONS. This Trust Deed and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the performance of the following (the "Other Obligations"): (a) all other obligations of Borrower contained herein; (b) each obligation of Borrower contained in the Loan Documents; and (c) each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively herein as the "Obligations".

Section 2.4 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and this Trust Deed.

Section 2.5 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Note and (b) all and any of the other Loan Documents, are hereby made a part of this Trust Deed to the same extent and with the same force as if fully set forth herein.

Section 2.6 ALLOCATION FOR TITLE INSURANCE. The amount allocated to this Trust Deed for purposes of Lender's policy of title insurance shall be **FIVE HUNDRED ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$511,500)**; provided however that that amount allocated for purposes of the Lender's title insurance policy shall not reduce the obligation of Borrower under the Note, this Trust Deed or the Loan Documents.

ARTICLE III

PROPERTY COVENANTS

Borrower covenants and agrees that:

Section 3.1 INSURANCE. Borrower shall obtain and maintain, or cause to be maintained, in full force and effect at all times insurance with respect to Borrower and the Property as required pursuant to the Loan Documents.

IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

ENCLAVE THEROAM, LLC,
a Delaware limited liability company

Colin Wright
By: Colin Wright
Its: Authorized Individual

ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On the 29 day of October, 2024, personally appeared before me Colin Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

Stephanie Heiner
NOTARY PUBLIC
Residing at: Tayton, UT

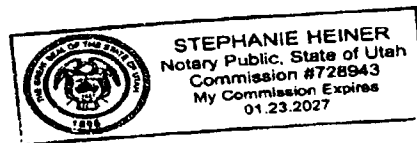


EXHIBIT A
(Legal Description)

The land is situated in Morgan County, State of Utah, and is described as follows:

Lot 245, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Property Address: 6112 West Mesa Arch Lane, Mountain Green, UT 84050
Parcel Identification Number: 00-0092-2829; Serial No. 09-ROAMSFR2A-0245

Affect
Lot 231

E 167188 B 415 P 466
Date 31-Oct-2024 02:03PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGEN
Recorded Electronically by Simplifile

Recording Requested By and Return
To:
GUILD MORTGAGE COMPANY LLC
C/O DOC PROBE
ATTENTION: MAIL STOP CODE:
DP1960
1133 OCEAN AVENUE
LAKEWOOD, NJ 08701

182749-MME [Space Above This Line For Recording Data]

00-0092-2815
09-ROOMSFR2A-0231

DEED OF TRUST

VA Case Number: 41-41-6-0360008

Loan No: 618-3000259
MIN: 1000199-0000179432-8

**THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE
DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED
AGENT**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

- (A) "Borrower" is KYLE DOWNING AND CAROLYN ANN DOWNING, AS JOINT TENANTS, currently residing at 2646 W 3600 S, WEST HAVEN, UT 84401 and 2646 W 3600 S, WEST HAVEN, UT 84401, respectively. Borrower is the trustor under this Security Instrument.
- (B) "Lender" is GUILD MORTGAGE COMPANY LLC. Lender is a Limited Liability Company organized and existing under the laws of the State of CALIFORNIA. Lender's address is 5887 COPLEY DRIVE, SAN DIEGO, CA 92111. The term "Lender" includes any successors and assigns of Lender.
- (C) "Trustee" is HALLIDAY WATKINS MANN, P.C. The term "Trustee" includes any substitute/successor Trustee.
- (D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Loan No: 618-3000259

Documents

(E) "Note" means the promissory note dated October 28, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender Seven Hundred Forty Seven Thousand Nine Hundred Forty Four and no/100 Dollars (U.S. \$747,944.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than November 1, 2054.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> VA Assumability Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Planned Unit Development Rider | |
| <input type="checkbox"/> Second Home Rider | <input type="checkbox"/> Other(s) [specify] | |

(G) "Security Instrument" means this document, which is dated October 28, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.

(J) "Default" means: (i) the failure to pay any Periodic Payment or any other amount secured by this Security Instrument on the date it is due; (ii) a breach of any representation, warranty, covenant, obligation, or agreement in this Security Instrument; (iii) any materially false, misleading, or inaccurate information or statement to Lender provided by Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent, or failure to provide Lender with material information in connection with the Loan, as described in Section 8; or (iv) any action or proceeding described in Section 12(e).

(K) "Electronic Fund Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone or other electronic device capable of communicating with such financial institution, wire transfers, and automated clearinghouse transfers.

(L) "Electronic Signature" means an "Electronic Signature" as defined in the UETA or E-SIGN, as applicable.

(M) "E-SIGN" means the Electronic Signatures in Global and National Commerce Act (15 U.S.C. § 7001 *et seq.*), as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

Loan No: 618-3000259

the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of MORGAN:

LOT 231, ROAM PHASE 2A SINGLE FAMILY, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER.

Tax Serial Number: 00-0092-2815

CG-ROAMSF2A-0231
which currently has the address of 4957 W BELLS CANYON DR,
[Street]

MOUNTAIN GREEN,
[City]

Utah

84050
[Zip Code]

("Property Address");

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER REPRESENTS, WARRANTS, COVENANTS, AND AGREES that: (i) Borrower lawfully owns and possesses the Property conveyed in this Security Instrument in fee simple or lawfully has the right to use and occupy the Property under a leasehold estate; (ii) Borrower has the right to grant, convey, and warrant the Property or Borrower's leasehold interest in the Property; and (iii) the Property is unencumbered, and not subject to any other ownership interest in the Property, except for encumbrances and ownership interests of record. Borrower further warrants generally the title to the Property and covenants and agrees to defend the title to the Property against all claims and demands, subject to any encumbrances and ownership interests of record as of Loan closing.

THIS SECURITY INSTRUMENT combines uniform covenants for national use with limited variations and non-uniform covenants that reflect specific Utah state requirements to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower will pay each Periodic Payment when due. Borrower will also pay any prepayment charges and late charges due under the Note, and any other amounts due under this Security Instrument. Payments due under the Note and this Security Instrument must be made in U.S. currency. If any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check, or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity; or (d) Electronic Fund Transfer.

Loan No: 618-3000259

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

[Signature]
KYLE DOWNING (Seal)
-Borrower

[Signature]
CAROLYN ANN DOWNING (Seal)
-Borrower

State of Utah
County of Davis

§
§

On this 29 day of October, in the year 2024 before me, Melinda Ann Andersen, a Notary Public, personally appeared KYLE DOWNING and CAROLYN ANN DOWNING, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

[Seal]



[Signature]

Notary Public

Melinda Ann Andersen
(Printed Name)

My commission expires: 2/10/26

Loan Originator Organization: GUILD MORTGAGE COMPANY LLC NMLSR ID: 3274
Individual Loan Originator: JIM WILSON NMLSR ID: 404690

Loan No: 618-3000259

VA ASSUMABILITY RIDER

VA Case Number: 41-41-6-0360008

THIS VA ASSUMABILITY RIDER is made on this 28th day of October, 2024, and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed or other such security instrument (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note(s) (the "Note") to GUILD MORTGAGE COMPANY LLC (the "Lender") of the same date and covering the property described in the Security Instrument (the "Property") and located at:

4957 W BELLS CANYON DR, MOUNTAIN GREEN, UT 84050
[Property Address]

In addition to the covenants and agreements made in the Security Instrument, Borrower further covenants and agrees as follows:

- 1. Acceleration.** The loan may be declared immediately due and payable upon transfer of the Property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to 38 U.S.C. 3714.
- 2. Funding Fee.** A fee equal to one-half of one percent (0.5%) of the balance of this loan as of the date of transfer of the Property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the VA. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided and at the option of the payee of the indebtedness hereby secured on any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729(c).
- 3. Processing Charge.** Upon application for approval to allow assumption of this Loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by VA for a loan to which 38 U.S.C. 3714 applies.
- 4. Indemnity Liability.** If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the Veteran under the terms of the instruments creating and securing the loan. The assumer further agrees to indemnify VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.


VA ASSUMABILITY RIDER
AAVASSMNRD
Asurity.com

07/2021
Page 1 of 2
Data ID: 6NCXDPS

Loan No: 618-3000259

All other terms and provisions of the Security Instrument and any riders thereto shall remain in full force and effect.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this VA Assumability Rider.



KYLE DOWNING (Seal)
-Borrower



CAROLYN ANN DOWNING (Seal)
-Borrower

Affects
Lot 236

Prepared By:
AMBER SWANIGAN
KIND LENDING, LLC
4 HUTTON CENTRE DRIVE
SUITE 1000
SANTA ANA, CA 92707
888-250-5463

E 167241 B 415 P 744
Date: 08-Nov-2024 11:50AM
Fee: \$48.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

After Recording Return To:
KIND LENDING, LLC
ATTN: POST CLOSING-
TRAILING DOCS
4 HUTTON CENTRE DRIVE,
SUITE 1000
SANTA ANA, CA 92707

183105-mmF

00-0092-2820 [Space Above This Line For Recording Data]

09-ROOMSFR2A-0236 DEED OF TRUST

THOMPSON
Loan #: 7000091709
MIN: 100330770000917093
MERS Phone: 1-888-679-6377
PIN: 00-0092-2820

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is BRYNNA K THOMPSON, A SINGLE WOMAN, currently residing at 11624 S EUREKA WAY, SOUTH JORDAN, UT 84095 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is KIND LENDING, LLC. Lender is a LLC organized and existing under the laws of KY. Lender's address is 4 HUTTON CENTRE DRIVE SUITE 1000, SANTA ANA, CA 92707. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is COTTONWOOD TITLE INSURANCE AGENCY, INC., 1216 W LEGACY CROSSING BLVD SUITE 100, CENTERVILLE, UT 84014. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated NOVEMBER 8, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in

UTAH—Single Family—Fannie Mac/Freddie Mac UNIFORM INSTRUMENT
EN 25324.6

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7000091709

accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender **SIX HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED SIXTY AND 00/100** Dollars (U.S. \$666,860.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than **DECEMBER 1, 2054**.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider | |
| <input type="checkbox"/> Second Home Rider | | |

(G) "Security Instrument" means this document, which is dated **NOVEMBER 8, 2024**, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.

(J) "Default" means: (i) the failure to pay any Periodic Payment or any other amount secured by this Security Instrument on the date it is due; (ii) a breach of any representation, warranty, covenant, obligation, or agreement in this Security Instrument; (iii) any materially false, misleading, or inaccurate information or statement to Lender provided by Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent, or failure to provide Lender with material information in connection with the Loan, as described in Section 8; or (iv) any action or proceeding described in Section 12(e).

(K) "Electronic Fund Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone or other electronic device capable of communicating with such financial institution, wire transfers, and automated clearinghouse transfers.

(L) "Electronic Signature" means an "Electronic Signature" as defined in the UETA or E-SIGN, as applicable.

(M) "E-SIGN" means the Electronic Signatures in Global and National Commerce Act (15 U.S.C. § 7001 *et seq.*), as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

(N) "Escrow Items" means: (i) taxes and assessments and other items that can attain priority over this Security Instrument as a lien or encumbrance on the Property; (ii) leasehold payments or ground rents on the Property, if any; (iii) premiums for any and all insurance required by Lender under Section 5; (iv) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 11; and (v) Community Association Dues, Fees, and Assessments if Lender requires that they be escrowed beginning at Loan closing or at any time during the Loan term.

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- (O) "Loan" means the debt obligation evidenced by the Note, plus interest, any prepayment charges, costs, expenses, and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (P) "Loan Servicer" means the entity that has the contractual right to receive Borrower's Periodic Payments and any other payments made by Borrower, and administers the Loan on behalf of Lender. Loan Servicer does not include a sub-servicer, which is an entity that may service the Loan on behalf of the Loan Servicer.
- (Q) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (R) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or Default on, the Loan.
- (S) "Partial Payment" means any payment by Borrower, other than a voluntary prepayment permitted under the Note, which is less than a full outstanding Periodic Payment.
- (T) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3.
- (U) "Property" means the property described below under the heading "TRANSFER OF RIGHTS IN THE PROPERTY."
- (V) "Rents" means all amounts received by or due Borrower in connection with the lease, use, and/or occupancy of the Property by a party other than Borrower.
- (W) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they may be amended from time to time, or any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.
- (Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the COUNTY of MORGAN:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
which currently has the address of **4958 W BELLS CANYON DR, MOUNTAIN GREEN, Utah 84050-6010** ("Property Address").

Tax Parcel I.D. Number(s) 00-0092-2820.

09-ROAMSER-2A-0236

TOGETHER WITH all the improvements now or subsequently erected on the property, including

UTAH—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
25324.6

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mail copies of such notice, in the manner prescribed by Applicable Law, to Borrower and to the other required recipients. In the event Borrower does not cure the Default within the period then prescribed by Applicable Law, Trustee will give public notice of the sale to the persons and in the manner prescribed by Applicable Law. At a time permitted, and in accordance with Applicable Law, Trustee, without further demand on Borrower, will sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines (but subject to any statutory right of Borrower to direct the order in which the Property, if consisting of several known lots or parcels, will be sold). Trustee may in accordance with Applicable Law, postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

(d) **Trustee's Deed; Proceeds of Sale.** Trustee will deliver to the purchaser a Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed will be prima facie evidence of the truth of the statements made in that deed. Trustee will apply the proceeds of the sale in the following order: (i) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs; (ii) to all sums secured by this Security Instrument; and (iii) any excess to the person or persons legally entitled to it or to the county clerk of the county in which the sale took place.

27. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender will request Trustee to reconvey the Property and will surrender this Security Instrument and all Notes evidencing the debt secured by this Security Instrument to Trustee. Upon such request, Trustee will reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons will pay any recordation costs associated with such reconveyance. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

28. Substitute Trustee. Lender may, from time to time, by itself or through the Loan Servicer, remove Trustee and appoint a successor trustee to any Trustee appointed under this Security Instrument. Without conveyance of the Property, the successor trustee will succeed to all the rights, title, power, and duties conferred upon Trustee in this Security Instrument and by Applicable Law.

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.


 - BORROWER - BRYNNA K THOMPSON

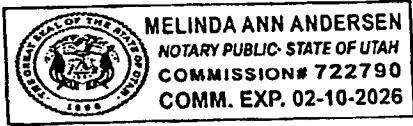
7000091709

[Space Below This Line for Acknowledgment]

State of ~~UTAH~~ na
County of ~~MORGAN~~ Davis

The foregoing instrument was acknowledged before me this 11/8/24 by BRYNNA
K THOMPSON.

[Signature]
Notary Public



Residing at: Utah
My Commission Expires: 2/10/26

Individual Loan Originator: **KATHRYN THOMPSON**, NMLSR ID: 309259
Loan Originator Organization: **TOTAL FINANCIAL HEALTH, LLC**, NMLSR ID: 1490299
Loan Originator Organization (Creditor): **KIND LENDING, LLC**, NMLSR ID: 3925

PLANNED UNIT DEVELOPMENT RIDER

THOMPSON
Loan #: 7000091709
MIN: 100330770000917093

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **8TH** day of **NOVEMBER, 2024**, and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **KIND LENDING, LLC**, (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

4958 W BELLS CANYON DR, MOUNTAIN GREEN, UT 84050-6010
[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **THE COVENANTS, CONDITIONS AND RESTRICTIONS FILED OF RECORD THAT AFFECT THE PROPERTY** (the "Declaration"). The Property is a part of a planned unit development known as

ROAM

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration;

MULTISTATE PUD RIDER- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

EX 25439.6

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7000091709

(ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

7000091709

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


- BORROWER - BRYNNA K THOMPSON

File No. 183105-MMF.

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 236, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2820; Serial No. 09-ROAMSFR2A-0236

Affects
Lot 235

E 167567 B 416 P 1233
Date 18-Dec-2024 02:08PM
Fee: \$40.00 ACH
Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

When recorded, return to:
InterCap Lending Inc.
ATTN: Final Document Department
910 East 6600 South
Salt Lake City, UT 84121

184816-MMF
LOAN #: 5212461460

[Space Above This Line For Recording Data]

00-0092-2819
09-20am SFR 2A-0235 DEED OF TRUST

MIN 1005905-0000166418-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is GEOFFREY BILLINGSLEY AND MERILEE BILLINGSLEY, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 6189 N Horseshoe Hollow Ln, Morgan, UT 84050.

Borrower is the trustor under this Security Instrument.



LOAN #: 5212461460

(B) "Lender" is Intercap Lending Inc..

Lender is a Corporation, under the laws of New Mexico. South, Salt Lake City, UT 84121.

organized and existing Lender's address is 910 East 6600

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Cottonwood Title Insurance Agency.

The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated December 17, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender FIVE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100*****

Dollars (U.S. \$507,500.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than January 1, 2055.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Second Home Rider
- V.A. Rider

(G) "Security Instrument" means this document, which is dated December 17, 2024, together with all Riders to this document.

Additional Definitions

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.



LOAN #: 5212461460

any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of Morgan:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-0092-2819**

09-ROOMSFR2A-0235

which currently has the address of **4964 W Bells Canyon Dr, Mountain Green** [Street] [City]

Utah **84050-6010** ("Property Address").
[Zip Code]

Tax Parcel I.D. Number(s) **00-0092-2819**
09-ROOMSFR2A-0235

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply



LOAN #: 5212461460

29. Request for Notices. Borrower requests that copies of the notices of Default and sale be sent to Borrower's address which is the Property Address.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

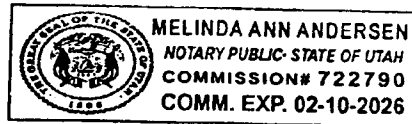
Geoffrey Billingsley 12/18/24 (Seal)
GEOFFREY BILLINGSLEY DATE

Merilee Billingsley 12/18/24 (Seal)
MERILEE BILLINGSLEY DATE

State of Utah)
County of DAVIS) (ss)

On this 18 day of December, in the year 2024 before me
Melinda Ann Andersen, a notary public, personally appeared GEOFFREY BILLINGSLEY
and MERILEE BILLINGSLEY, proved on the basis of satisfactory evidence to be the person(s)
whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they)
executed the same.

Witness my hand and official seal.
Melinda Ann Andersen (seal)
Notary Signature



Lender: Intercap Lending Inc.
NMLS ID: 190465
Loan Originator: Stacie Lee Marchessault
NMLS ID: 234693



LOAN #: 5212461460
MIN: 1005905-0000166416-1

1-4 FAMILY RIDER

THIS 1-4 FAMILY RIDER is made this **17th day of December, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **Intercap Lending Inc.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4964 W Bells Canyon Dr**
Mountain Green, UT 84050-6010

1-4 FAMILY COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.

In addition to the Property described in the Security Instrument, the following items now or later attached to the Property, to the extent they are fixtures, are added to the Property description, and will also constitute the Property covered



LOAN #: 5212461460

by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or later located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling, and attached floor coverings, all of which, including replacements and additions, will be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower will not seek, agree to, or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower will comply with all laws, ordinances, regulations, and requirements of any governmental body applicable to the Property.

C. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

D. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower will assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender will have the right to modify, extend, or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph D the word "lease" will mean "sublease" if the Security Instrument is on a leasehold.



LOAN #: 5212461460

E. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement related to the Property in which Lender has an interest will be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

Geoffrey Billingsley 12/18/24 (Seal)
GEOFFREY BILLINGSLEY DATE

Merilee Billingsley 12/18/24 (Seal)
MERILEE BILLINGSLEY DATE



LOAN #: 5212461460
MIN: 1005905-0000166416-1

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **17th** day of **December, 2024** and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to InterCap Lending Inc.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4964 W Bells Canyon Dr, Mountain Green, UT 84050-6010.**

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS**

(the "Declaration").
The Property is a part of a planned unit development known as **Roam Mountain**



LOAN #: 5212461460

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.



LOAN #: 5212461460

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

E. Lender's Prior Consent. Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless



LOAN #: 5212461460

Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Geo D Billingsley 12/18/24 (Seal)
GEOFFREY BILLINGSLEY DATE

Merilee m Billingsley 12/18/24 (Seal)
MERILEE BILLINGSLEY DATE



File No. 184816-MMF.

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 235, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax Id No.: 00-0092-2819; Serial No. 09-ROAMSFR2A-0235

MORGAN COUNTY
Parcel Abstract for 00-0092-2785
 Date Range: 01/01/1998 through 01/06/2025

01/06/2025
 03:41:07PM

Entry Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting					
Grantors		Grantees			

From 2-29-2024

This abstract is complete as of December 23, 2024

ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

166737	SUB TRUSTEE & PARTI ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
166673	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0413/0112	08/26/2024	08/19/2024	40.00
165845	RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00

In Error!

00-0090-9181 is a PARENT of 00-0092-2785', 1 Generation from 00-0092-2785'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
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<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00

MORGAN COUNTY

Parcel Abstract for 00-0092-2786

Date Range: 01/01/1998 through 01/06/2025

Page: 1

01/06/2025
03:41:40PM

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
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This abstract is complete as of December 23, 2024

ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

167333	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0415/1325	11/22/2024	11/20/2024	40.00
			VANDENBRINK MICHELLE VANDENBRINK JOEL			
166737	SUB TRUSTEE & PARTI ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
			ENCLAVE THEROAM LLC <i>In Error!</i>			
166552	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0412/0696	08/12/2024	08/08/2024	40.00
			MOUNTAIN WEST REIT LLC			
165845	RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
			WHOM IT MAY CONCERN			
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
			ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
			ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
			ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
			ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC ENCLAVE THEROAM LLC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
			CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2786, 1 Generation from 00-0092-2786

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
			WHOM IT MAY CONCERN			

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

MORGAN COUNTY

Parcel Abstract for 00-0092-2787

01/06/2025
03:41:56PM

Date Range: 01/01/1998 through 01/06/2025

Page: 1

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
	Red Noting					
	Grantors		Grantees			

This abstract is complete as of December 23, 2024

ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

C	167453 DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0416/0568	12/06/2024	11/26/2024	40.00
					165296	
G	166737 SUB TRUSTEE & PARTI ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
					In Error!	
T	166374 SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0411/1098	07/17/2024	07/15/2024	40.00
				MERRIS JOHN MERRIS CINDY		
O	165845 RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
	165296 DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0407/0409	02/23/2024	02/21/2024	40.00
				MOUNTAIN WEST REIT LLC		
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2787, 1 Generation from 00-0092-2787

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

	163833 RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		

MORGAN COUNTY

Parcel Abstract for 00-0092-2788

01/06/2025
03:42:08PM

Date Range: 01/01/1998 through 01/06/2025

Page: 1

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
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This abstract is complete as of December 23, 2024

ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE
CHECK ALL INDEXES

166737	SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
				ENCLAVE THEROAM LLC	In Error!	
166178	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0411/0004	06/24/2024	06/17/2024	40.00
				ENCLAVE THEROAM LLC	164886	
166017	DEED OF TRUST STRACHAN VANESSA D STRACHAN SHAE P	744,886.00	0410/0588	05/28/2024	05/28/2024	40.00
				INTERCAP LENDING INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS		
166016	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0410/0584	05/28/2024	05/28/2024	40.00
				STRACHAN VANESSA D STRACHAN SHAE P		
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
164886	DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0405/0806	12/15/2023	12/14/2023	40.00
				MOUNTAIN WEST REIT LLC		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2788, 1 Generation from 00-0092-2788

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

MORGAN COUNTY

Parcel Abstract for 00-0092-2789

01/06/2025
03:42:30PM

Date Range: 01/01/1998 through 01/06/2025

Page: 1

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
	Red Noting					
	Grantors		Grantees			

This abstract is complete as of December 23, 2024

ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

✓	166737 SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
						ENCLAVE THEROAM LLC In Error!
④	166176 DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0411/0002	06/24/2024	06/17/2024	40.00
						ENCLAVE THEROAM LLC 164885 & 165056
0	165845 RESTRICTIVE COVENANT ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
						WHOM IT MAY CONCERN
0	165683 DEED OF TRUST CASTANEDA ALAN MALBASIC DARKO MALBASIC PAMELA M	758,533.00	0408/1319	04/19/2024	04/19/2024	40.00
						INTERCAP LENDING INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS
T	165682 SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0408/1317	04/19/2024	04/19/2024	40.00
						CASTANEDA ALAN MALBASIC DARKO MALBASIC PAMELA M
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
						ENCLAVE THEROAM LLC
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
						ENCLAVE THEROAM LLC
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
						ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN
	165056 DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0406/0300	01/16/2024	12/14/2023	40.00
						MOUNTAIN WEST REIT LLC
	164885 DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0405/0787	12/15/2023	12/14/2023	40.00
						MOUNTAIN WEST REIT LLC
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
						ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
						CW LAND CO LLC

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Red Noting	Grantors	Grantees				
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166737	SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
				ENCLAVE THEROAM LLC		
166175	DEED OF RECONVEYANC ✓ COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0411/0001	06/24/2024	06/17/2024	40.00
				ENCLAVE THEROAM LLC		164883
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
165779	WARRANTY DEED BIDDULPH BRADLEY GLEN	10.00	0409/0435	05/03/2024	05/03/2024	40.00
				BIDDULPH BRADLEY BIDDULPH CORINNE		
165778	DEED OF TRUST BIDDULPH BRADLEY GLEN	621,322.00	0409/0411	05/03/2024	05/03/2024	40.00
				INTERCAP LENDING INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS		
165777	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0409/0409	05/03/2024	05/03/2024	40.00
				BIDDULPH BRADLEY GLEN		
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
164883	DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0405/0766	12/15/2023	12/14/2023	40.00
				MOUNTAIN WEST REIT LLC		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2790, 1 Generation from 00-0092-2790

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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2791 ¹ , 1 Generation from 00-0092-2791 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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O	166770	DEED OF TRUST	510,500.00	0413/0809	09/06/2024	09/06/2024	40.00
		HARPER LEVI M HARPER LINDSEY I			PRIMARY RESIDENTIAL MORTGAGE INC MERS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
T	166769	SPECIAL WARRANTY DE	10.00	0413/0807	09/06/2024	09/05/2024	40.00
		ENCLAVE THEROAM LLC			HARPER LEVI M HARPER LINDSEY I		
O	166737	SUB TRUSTEE & PARTI ✓	0.00	0413/0585	09/03/2024	09/03/2024	40.00
		ALTABANK GLACIER BANK			ENCLAVE THEROAM LLC		
O	165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
		CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC			WHOM IT MAY CONCERN		
⊗	165783	DEED OF TRUST	19,700,000.00	0409/0455	05/03/2024	05/01/2024	40.00
		ENCLAVE THEROAM LLC	<i>paid @ closing</i>		MOUNTAIN WEST REIT LLC	<u>176491-MMF</u>	
✓	165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
		STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		
	165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
		STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		
	165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
		CW LAND CO LLC CW DEVELOPMENT GROUP LLC			ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
	163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
		CW LAND CO LLC ENCLAVE THEROAM LLC			ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
	163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
		COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2792, 1 Generation from 00-0092-2792

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

	163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
		CW LAND CO LLC			WHOM IT MAY CONCERN		

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167450	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0416/0565	12/06/2024	11/26/2024	40.00
					165297	
166737	SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
166721	DEED OF TRUST CIMOS ANNEKA KERNOZEK ERIK	756,000.00	0413/0437	08/30/2024	08/30/2024	40.00
166720	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0413/0435	08/30/2024	08/28/2024	40.00
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165297	DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0407/0428	02/23/2024	02/21/2024	40.00
					PAC-181856	
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
					ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN	
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
					ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN	
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
					CW LAND CO LLC	

00-0090-9181 is a PARENT of 00-0092-2793, 1 Generation from 00-0092-2793

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

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166737	SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
				ENCLAVE THEROAM LLC		
166674	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0413/0131	08/26/2024	08/19/2024	40.00
				MOUNTAIN WEST REIT LLC		
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2794¹, 1 Generation from 00-0092-2794¹

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
				RICHMOND AMERICAN HOMES OF UTAH INC		
163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00

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167256	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0415/0836	11/14/2024	11/04/2024	40.00
		KIRBY BONNIE ADORJAN NANCY				
166737	SUB TRUSTEE & PARTI ✓ ALTABANK GLACIER BANK	0.00	0413/0585	09/03/2024	09/03/2024	40.00
		ENCLAVE THEROAM LLC				
166553	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0412/0715	08/12/2024	08/08/2024	40.00
		MOUNTAIN WEST REIT LLC				
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
		WHOM IT MAY CONCERN				
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
		ENCLAVE THEROAM LLC				
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
		ENCLAVE THEROAM LLC				
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
		ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN				
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
		ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN				
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
		CW LAND CO LLC				

00-0090-9181 is a PARENT of 00-0092-2795, 1 Generation from 00-0092-2795

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
		WHOM IT MAY CONCERN				

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

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165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

✓ 165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2796', 1 Generation from 00-0092-2796'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		
				GLACIER BANK		

162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00
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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2797 ¹ , 1 Generation from 00-0092-2797 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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Parcel Abstract for 00-0092-2798

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2798', 1 Generation from 00-0092-2798'						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2799 ¹ , 1 Generation from 00-0092-2799 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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✓ 166014	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0410/0578	05/28/2024	05/28/2024 162778	40.00
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024 ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN	40.00
164295	SPECIAL WARRANTY DE CW LAND CO LLC	10.00	0403/0579	09/22/2023	09/11/2023 MANSFIELD TRENT MANSFIELD ALISA	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023 ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN	206.00
00-0090-9268 is a PARENT of 00-0092-2800, 1 Generation from 00-0092-2800						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023 WHOM IT MAY CONCERN	306.00
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023 ENCLAVE THEROAM LLC	40.00
162779	ASSIGNMENT CW LAND CO LLC	1,735,000.00	0397/1422	02/02/2023	02/01/2023 MOUNTAIN WEST REIT LLC	40.00
162778	DEED OF TRUST	1,735,000.00	0397/1382	02/02/2023	02/01/2023	40.00

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✓	166014 DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

162778

0	165845 RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

✓	165366 RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			

0	165304 DEED OF TRUST	243,000.00	0407/0527	02/26/2024	02/23/2024	40.00
	ALLSOP DAXTON		CYPRUS FEDERAL CREDIT UNION			
	ALLSOP OLIVIA					

T	165303 SPECIAL WARRANTY DE	10.00	0407/0525	02/26/2024	02/12/2024	40.00
	CW LAND CO LLC		ALLSOP DAXTON			
			ALLSOP OLIVIA			

	165208 NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			

	165143 COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			

	163832 DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			

00-0090-9268 is a PARENT of 00-0092-2801, 1 Generation from 00-0092-2801

<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>

	163833 RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>

	163211 NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC		ENCLAVE THEROAM LLC			

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166237	ASSIGNMENT OF TRUST	0.00	0411/0414	07/02/2024	07/01/2024	40.00
	JORDAN CONSTRUCTION LENDING LLC		JORDAN CREDIT UNION			
	CCS LOANS					
	JORDAN CREDIT UNION					
	WILLARDSON BRYCE					
	WILLARDSON CAMRY					
166236	DEED OF TRUST	958,000.00	0411/0404	07/02/2024	07/01/2024	40.00
	WILLARDSON BRYCE		JORDAN CONSTRUCTION LENDING LLC			
	WILLARDSON CAMRY		CCS LOANS			
			JORDAN CREDIT UNION			
166014	DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC		162778	
165845	RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165250	SPECIAL WARRANTY DE	10.00	0407/0123	02/21/2024	02/20/2024	40.00
	CW LAND CO LLC		WILLARDSON BRYCE			
			WILLARDSON CAMRY			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
00-0090-9268 is a PARENT of 00-0092-2802 ¹ , 1 Generation from 00-0092-2802 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			

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✓	166014 DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
			CW LAND CO LLC		162778	
	165845 RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0						
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
					ENCLAVE THEROAM LLC	
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
					ENCLAVE THEROAM LLC	
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
					ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN	
	164738 SPECIAL WARRANTY DE CW LAND CO LLC	10.00	0405/0060	11/22/2023	11/21/2023	40.00
					CARTER SUTHERLAND HOMES LLC	
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
					ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN	
<hr/>						
00-0090-9268 is a PARENT of 00-0092-2803, 1 Generation from 00-0092-2803						
<hr/>						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
	163833 RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
					WHOM IT MAY CONCERN	
<hr/>						
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
	163211 NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
					ENCLAVE THEROAM LLC	
	162779 ASSIGNMENT CW LAND CO LLC	1,735,000.00	0397/1422	02/02/2023	02/01/2023	40.00
					MOUNTAIN WEST REIT LLC	
	162778 DEED OF TRUST CW LAND CO LLC	1,735,000.00	0397/1382	02/02/2023	02/01/2023	40.00
					MOUNTAIN WEST REIT LLC	

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167097	DEED OF TRUST	989,600.00	0414/1459	10/22/2024	10/21/2024	40.00
O	DEDRICKSON BENJAMIN DEDRICKSON FATIMA		GOLDENWEST FEDERAL CREDIT UNION			
167096	SPECIAL WARRANTY DE	10.00	0414/1458	10/22/2024	10/21/2024	40.00
T	DEDRICKSON FATIMA DEDRICKSON BENJAMIN		DEDRICKSON BENJAMIN DEDRICKSON FATIMA			
166014	DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
✓	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC		162778	
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
O	CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC		WHOM IT MAY CONCERN			
165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
✓	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC CW DEVELOPMENT GROUP LLC		ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN			
164357	SPECIAL WARRANTY DE	10.00	0403/0935	09/29/2023	09/20/2023	40.00
	CW LAND CO LLC		DEDRICKSON FATIMA DEDRICKSON BENJAMIN			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC ENCLAVE THEROAM LLC		ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN			

00-0090-9268 is a PARENT of 00-0092-2804, 1 Generation from 00-0092-2804

<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			

<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>

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✓ 166014	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
			CW LAND CO LLC		162778	
0 165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0 165497	DEED OF TRUST PETERSON LANDON PETERSON AUBREY	0.00	0408/0276	03/20/2024	03/19/2024	40.00
			CENTRAL BANK			
T 165496	WARRANTY DEED CW LAND CO LLC	10.00	0408/0274	03/20/2024	03/19/2024	40.00
			PETERSON LANDON PETERSON AUBREY			
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
			ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
			ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
			ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
			ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN			
00-0090-9268 is a PARENT of 00-0092-2805, 1 Generation from 00-0092-2805						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
			WHOM IT MAY CONCERN			
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
			ENCLAVE THEROAM LLC			

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✓ 166014	DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC		162778	
0 165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
✓ 165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
164242	QUIT CLAIM DEED	10.00	0403/0294	09/15/2023	09/11/2023	40.00
	CW LAND CO LLC		ROBERT LAVICHANT 2012 REVOCABLE TRUST			
			LAVICHANT ROBERT TRUSTEE			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
00-0090-9268 is a PARENT of 00-0092-2806, 1 Generation from 00-0092-2806						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC		ENCLAVE THEROAM LLC			
162779	ASSIGNMENT	1,735,000.00	0397/1422	02/02/2023	02/01/2023	40.00
	CW LAND CO LLC		MOUNTAIN WEST REIT LLC			
162778	DEED OF TRUST	1,735,000.00	0397/1382	02/02/2023	02/01/2023	40.00

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Parcel Abstract for 00-0092-2807

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

✓ 166014	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
			CW LAND CO LLC		162778	
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
			ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN			
164457	SPECIAL WARRANTY DE CW LAND CO LLC	10.00	0404/0015	10/18/2023	10/17/2023	40.00
			GROSVENOR ALEX RITTER ARMOUR BRITTA			
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
			ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN			
00-0090-9268 is a PARENT of 00-0092-2807, 1 Generation from 00-0092-2807						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
			ENCLAVE THEROAM LLC			
162779	ASSIGNMENT CW LAND CO LLC	1,735,000.00	0397/1422	02/02/2023	02/01/2023	40.00
			MOUNTAIN WEST REIT LLC			
162778	DEED OF TRUST	1,735,000.00	0397/1382	02/02/2023	02/01/2023	40.00

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

✓ 166014	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
			CW LAND CO LLC		162778	
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
164451	SPECIAL WARRANTY DE CW LAND CO LLC	10.00	0403/1477	10/16/2023	09/21/2023	40.00
			GUFFEY SHAD			
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
00-0090-9268 is a PARENT of 00-0092-2808, 1 Generation from 00-0092-2808						
<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>						
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
				ENCLAVE THEROAM LLC		
162779	ASSIGNMENT CW LAND CO LLC	1,735,000.00	0397/1422	02/02/2023	02/01/2023	40.00
				MOUNTAIN WEST REIT LLC		
162778	DEED OF TRUST CW LAND CO LLC	1,735,000.00	0397/1382	02/02/2023	02/01/2023	40.00
				MOUNTAIN WEST REIT LLC		

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166014	DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
✓	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			
					162778	
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
✓	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
164747	WARRANTY DEED	10.00	0405/0107	11/27/2023	11/27/2023	40.00
	QUINTANILLA DOUGLAS		QUINTANILLA DOUGLAS E			
			QUINTANILLA JESSICA N			
164746	SPECIAL WARRANTY DE	10.00	0405/0105	11/27/2023	11/22/2023	40.00
	CW LAND CO LLC		QUINTANILLA DOUGLAS			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			

00-0090-9268 is a PARENT of 00-0092-2809, 1 Generation from 00-0092-2809

<<<<<Info for entry 165143 which affects 00-0090-9268 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9268 is displayed above>>>>>

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC		ENCLAVE THEROAM LLC			

162779	ASSIGNMENT	1,735,000.00	0397/1422	02/02/2023	02/01/2023	40.00
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Parcel Abstract for 00-0092-2810

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167184	DEED OF TRUST	19,700,000.00	0415/0407	10/31/2024	10/29/2024	40.00
0	ENCLAVE THEROAM LLC		MOUNTAIN WEST REIT LLC			
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
✓165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			
00-0090-9181 is a PARENT of 00-0092-2810 ¹ , 1 Generation from 00-0092-2810 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC		RICHMOND AMERICAN HOMES OF UTAH INC			
163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC		ENCLAVE THEROAM LLC			
162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC		ALTABANK			

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166944	DEED OF TRUST	19,700,000.00	0414/0533	10/01/2024	10/01/2024	40.00
	ENCLAVE THEROAM LLC			MOUNTAIN WEST REIT LLC		

165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2811', 1 Generation from 00-0092-2811'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		

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Parcel Abstract for 00-0092-2812

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165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN ✓	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2812', 1 Generation from 00-0092-2812'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC		RICHMOND AMERICAN HOMES OF UTAH INC			

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC		ENCLAVE THEROAM LLC			

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC		ALTABANK			
			GLACIER BANK			

162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00
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Parcel Abstract for 00-0092-2813

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T	167524 SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0416/0883	12/13/2024	12/11/2024	40.00
				HORROCKS VICTORIA DAWN HORROCKS SCOTT		
X	166554 DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0412/0735	08/12/2024	08/08/2024	40.00
				MOUNTAIN WEST REIT LLE		PAC-177887
O	165845 RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2813, 1 Generation from 00-0092-2813

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

	163833 RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

	163212 RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
				RICHMOND AMERICAN HOMES OF UTAH INC		
	163211 NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00

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166555	DEED OF TRUST	19,700,000.00	0412/0754	08/12/2024	08/08/2024	40.00
	ENCLAVE THEROAM LLC			MOUNTAIN WEST REIT LLC		

165845	RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2814', 1 Generation from 00-0092-2814'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		

MORGAN COUNTY

Parcel Abstract for 00-0092-2815

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	Grantors		Grantees			

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U	167188 DEED OF TRUST	747,944.00	0415/0466	10/31/2024	10/29/2024	40.00
	DOWNING KYLE					
	DOWNING CAROLYN ANN					

T	167187 SPECIAL WARRANTY DE	10.00	0415/0464	10/31/2024	10/24/2024	40.00
	ENCLAVE THEROAM LLC					

A	166556 DEED OF TRUST	19,700,000.00	0412/0773	08/12/2024	08/08/2024	40.00
	ENCLAVE THEROAM LLC					

PAC-182749

U	165845 RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC					
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

✓	165366 RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES					

✓	165208 NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES					

✓	165143 COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC					
	CW DEVELOPMENT GROUP LLC					

✓	163832 DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC					
	ENCLAVE THEROAM LLC					

✓	163485 PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC					

00-0090-9181 is a PARENT of 00-0092-2815, 1 Generation from 00-0092-2815

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

✓	163833 RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

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✓ 167437	DEED OF RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0416/0541	12/05/2024	11/26/2024	40.00
			ENCLAVE THEROAM LLC		165298	
166194	DEED OF TRUST THUET REED J THUET LAURA K	677,146.00	0411/0112	06/25/2024	06/25/2024	40.00
			INTERCAP LENDING INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS			
166193	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0411/0110	06/25/2024	06/25/2024	40.00
			THUET REED J THUET LAURA K			
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
			WHOM IT MAY CONCERN			
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
			ENCLAVE THEROAM LLC			
165298	DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0407/0447	02/23/2024	02/21/2024	40.00
			MOUNTAIN WEST REIT LLC			
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
			ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
			ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
			ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
			CW LAND CO LLC			
00-0090-9181 is a PARENT of 00-0092-2816, 1 Generation from 00-0092-2816						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
			WHOM IT MAY CONCERN			

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✓ 167438	DEED OF RECONVEYANC	0.00	0416/0542	12/05/2024	11/26/2024	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		ENCLAVE THEROAM LLC		165299	
166220	DEED OF TRUST	745,038.00	0411/0288	06/28/2024	06/27/2024	40.00
○	THUET JOHN		INTERCAP LENDING INC			
	THUET CARLY		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS			
			MERS			
T 166219	SPECIAL WARRANTY DE	10.00	0411/0286	06/28/2024	06/26/2024	40.00
	ENCLAVE THEROAM LLC		THUET JOHN			
			THUET CARLY			
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
○	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
✓ 165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165299	DEED OF TRUST	9,900,000.00	0407/0466	02/23/2024	02/21/2024	40.00
	ENCLAVE THEROAM LLC		MOUNTAIN WEST REIT LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2817, 1 Generation from 00-0092-2817

<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					

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✓ 167439	DEED OF RECONVEYANC	0.00	0416/0543	12/05/2024	11/26/2024	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		ENCLAVE THEROAM LLC			164902
166657	DEED OF TRUST	688,750.00	0413/0019	08/23/2024	08/23/2024	40.00
0	MCCHESNEY STACIE		INTERCAP LENDING INC			
	HARTMAN BRET		MERS			
	MCCHESNEY PATRICK		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS			
	MCCHESNEY LINDA					
166656	SPECIAL WARRANTY DE	10.00	0413/0017	08/23/2024	08/16/2024	40.00
T	ENCLAVE THEROAM LLC		MCCHESNEY STACIE			
			HARTMAN BRET			
			MCCHESNEY PATRICK			
			MCCHESNEY LINDA			
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
✓ 165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
164882	DEED OF TRUST	9,900,000.00	0405/0747	12/15/2023	12/14/2023	40.00
0	ENCLAVE THEROAM LLC		MOUNTAIN WEST REIT LLC			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2818, 1 Generation from 00-0092-2818

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

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T	167568 WARRANTY DEED BILLINGSLEY GEOFFREY BILLINGSLEY MERILEE	10.00	0416/1260	12/18/2024	12/18/2024	40.00
						SOFT LANDINGS LLC
O	167567 DEED OF TRUST BILLINGSLEY GEOFFREY BILLINGSLEY MERILEE	507,500.00	0416/1233	12/18/2024	12/18/2024	40.00
						INTERCAP LENDING INC MERS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
X	167566 SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0416/1231	12/18/2024	12/16/2024	40.00
						BILLINGSLEY GEOFFREY BILLINGSLEY MERILEE
O	165845 RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
						WHOM IT MAY CONCERN
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
						ENCLAVE THEROAM LLC
	165300 DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0407/0485	02/23/2024	02/21/2024	40.00
						MOUNTAIN WEST REIT LLC
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
						ENCLAVE THEROAM LLC
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
						ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
						ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
						CW LAND CO LLC

00-0090-9181 is a PARENT of 00-0092-2819, 1 Generation from 00-0092-2819

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
						WHOM IT MAY CONCERN

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167241	DEED OF TRUST	666,860.00	0415/0744	11/08/2024	11/08/2024	40.00
0	THOMPSON BRYNNA K		KIND LENDING LLC			
			MERS			
			MORTGAGE ELECTRONIC REGISTRATION SYSTEMS			
167240	SPECIAL WARRANTY DE	10.00	0415/0742	11/08/2024	10/24/2024	40.00
T	ENCLAVE THEROAM LLC		THOMPSON BRYNNA K			
166557	DEED OF TRUST	19,700,000.00	0412/0792	08/12/2024	08/08/2024	40.00
0	ENCLAVE THEROAM LLC		MOUNTAIN WEST REIT LLC			
						PAC-183105-mmF
165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
0	CW LAND CO LLC		WHOM IT MAY CONCERN			
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					
165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
✓	STAKER & PARSON COMPANIES		ENCLAVE THEROAM LLC			
165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES		ENCLAVE THEROAM LLC			
165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
	CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
			ROAM PHASE 2A SINGLE FAMILY			
			ROAM PHASE 2 TOWNHOMES			
			WHOM IT MAY CONCERN			
163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
	ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			
163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2820, 1 Generation from 00-0092-2820

<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC		WHOM IT MAY CONCERN			
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>

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Grantees

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166558	DEED OF TRUST	19,700,000.00	0412/0811	08/12/2024	08/08/2024	40.00
	ENCLAVE THEROAM LLC			MOUNTAIN WEST REIT LLC		

165845	RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2821', 1 Generation from 00-0092-2821'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		

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167048	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0414/1160	10/16/2024	10/15/2024	40.00
165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2822 ¹ , 1 Generation from 00-0092-2822 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

✓ 165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2823', 1 Generation from 00-0092-2823'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		
				GLACIER BANK		

162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00
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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

165845	RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2824', 1 Generation from 00-0092-2824'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		
				GLACIER BANK		

162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00
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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		
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00-0090-9181 is a PARENT of 00-0092-2825', 1 Generation from 00-0092-2825'						
<hr/>						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		
<hr/>						
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
				RICHMOND AMERICAN HOMES OF UTAH INC		
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
				ENCLAVE THEROAM LLC		
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
				ALTABANK GLACIER BANK		
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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Red Noting
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Grantees

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0	167049 DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0414/1179	10/16/2024	10/15/2024	40.00	MOUNTAIN WEST REIT LLC
0	165845 RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00	WHOM IT MAY CONCERN
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00	ENCLAVE THEROAM LLC
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00	ENCLAVE THEROAM LLC
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00	ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00	ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00	CW LAND CO LLC
00-0090-9181 is a PARENT of 00-0092-2826', 1 Generation from 00-0092-2826'							
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>							
	163833 RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00	WHOM IT MAY CONCERN
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>							
	163212 RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00	RICHMOND AMERICAN HOMES OF UTAH INC
	163211 NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00	ENCLAVE THEROAM LLC
	162865 DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00	ALTABANK

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

0	167185	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0415/0426	10/31/2024	10/29/2024	40.00
					MOUNTAIN WEST REIT LLC		
0	165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
✓	165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
					ENCLAVE THEROAM LLC		
	165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
					ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
	163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
					ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
	163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
					CW LAND CO LLC		
<hr/> <p>00-0090-9181 is a PARENT of 00-0092-2827¹, 1 Generation from 00-0092-2827¹</p> <hr/>							
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>							
	163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
					WHOM IT MAY CONCERN		
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>							
	163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
					RICHMOND AMERICAN HOMES OF UTAH INC		
	163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
					ENCLAVE THEROAM LLC		
	162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
					ALTABANK		

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166846	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0413/1395	09/18/2024	09/17/2024	40.00
					MOUNTAIN WEST REIT LLC	
165845	RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
					WHOM IT MAY CONCERN	
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
					ENCLAVE THEROAM LLC	
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
					ENCLAVE THEROAM LLC	
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
					ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN	
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
					ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN	
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
					CW LAND CO LLC	
00-0090-9181 is a PARENT of 00-0092-2828 ¹ , 1 Generation from 00-0092-2828 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
					WHOM IT MAY CONCERN	
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
					RICHMOND AMERICAN HOMES OF UTAH INC	
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
					ENCLAVE THEROAM LLC	
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
					ALTABANK	

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167186	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0415/0445	10/31/2024	10/29/2024	40.00
				MOUNTAIN WEST REIT LLC		
165845	RESTRICTIVE COVENAN CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2829¹, 1 Generation from 00-0092-2829¹

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
				RICHMOND AMERICAN HOMES OF UTAH INC		
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
				ENCLAVE THEROAM LLC		
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
				ALTABANK		

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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN ✓ STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2830 ¹ , 1 Generation from 00-0092-2830 ¹						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00

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ALL DOCUMENTS HAVE NOT BEEN VERIFIED, PROOF READ OR NEW SPLITS CREATED PLEASE CHECK ALL INDEXES

0 166559	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0412/0830	08/12/2024	08/08/2024	40.00
				MOUNTAIN WEST REIT LLC		
0 165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
				WHOM IT MAY CONCERN		
✓ 165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
				ENCLAVE THEROAM LLC		
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
				ENCLAVE THEROAM LLC		
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
				ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN		
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
				ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN		
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
				CW LAND CO LLC		
00-0090-9181 is a PARENT of 00-0092-2831', 1 Generation from 00-0092-2831'						
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
				WHOM IT MAY CONCERN		
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
				RICHMOND AMERICAN HOMES OF UTAH INC		
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
				ENCLAVE THEROAM LLC		
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
				ALTABANK		

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166560	DEED OF TRUST	19,700,000.00	0412/0849	08/12/2024	08/08/2024	40.00
	ENCLAVE THEROAM LLC			MOUNTAIN WEST REIT LLC		

165845	RESTRICTIVE COVENAN ✓	0.00	0409/1035	05/10/2024	04/30/2024	408.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	CW ROAM LLC					
	RICHMOND AMERICAN HOMES OF UTAH INC					

165366	RELEASE OF LIEN ✓	0.00	0407/0996	02/29/2024	02/29/2024	120.00
	STAKER & PARSON COMPANIES			ENCLAVE THEROAM LLC		

165208	NOTICE OF LIENS	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
	STAKER & PARKER COMPANIES			ENCLAVE THEROAM LLC		

165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
	CW LAND CO LLC			ROAM PHASE 1 TOWNHOMES		
	CW DEVELOPMENT GROUP LLC			ROAM PHASE 1A SINGLE FAMILY		
				ROAM PHASE 2A SINGLE FAMILY		
				ROAM PHASE 2 TOWNHOMES		
				WHOM IT MAY CONCERN		

163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
	CW LAND CO LLC			ROAM PHASE 2A SINGLE FAMILY		
	ENCLAVE THEROAM LLC			WHOM IT MAY CONCERN		

163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
	COTTONWOOD TITLE INSURANCE AGENCY INC			CW LAND CO LLC		

00-0090-9181 is a PARENT of 00-0092-2832', 1 Generation from 00-0092-2832'

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
	CW LAND CO LLC			WHOM IT MAY CONCERN		
	RICHMOND AMERICAN HOMES OF UTAH INC					
	ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
	CW LAND CO LLC			RICHMOND AMERICAN HOMES OF UTAH INC		

163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
	CW LAND CO LLC			ENCLAVE THEROAM LLC		

162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
	ENCLAVE THEROAM LLC			ALTABANK		

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T	167396	SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0416/0267	11/27/2024 11/25/2024	40.00	KAPPOS INVESTMENTS LLC
U	166561	DEED OF TRUST ENCLAVE THEROAM LLC	19,700,000.00	0412/0868	08/12/2024 08/08/2024	40.00	MOUNTAIN WEST REIT LLC PAC-184462
U	165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024 04/30/2024	408.00	WHOM IT MAY CONCERN
✓	165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024 02/29/2024	120.00	ENCLAVE THEROAM LLC
	165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024 02/14/2024	120.00	ENCLAVE THEROAM LLC
	165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024 01/29/2024	40.00	ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN
	163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023 07/10/2023	206.00	ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN
	163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023 05/19/2023	40.00	CW LAND CO LLC
00-0090-9181 is a PARENT of 00-0092-2833, 1 Generation from 00-0092-2833							
<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>							
	163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023 06/28/2023	306.00	WHOM IT MAY CONCERN
<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>							
	163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023 04/05/2023	102.00	RICHMOND AMERICAN HOMES OF UTAH INC
	163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023 03/23/2023	40.00	ENCLAVE THEROAM LLC

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165845	RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
165366	RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
165301	DEED OF TRUST ENCLAVE THEROAM LLC	9,900,000.00	0407/0504	02/23/2024	02/21/2024	40.00
165208	NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
165143	COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
163832	DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
163485	PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
00-0090-9181 is a PARENT of 00-0092-2834 ¹ , 1 Generation from 00-0092-2834 ¹						
<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>						
163833	RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>						
163212	RESTRICTIVE COVENAN CW LAND CO LLC	0.00	0399/0603	04/10/2023	04/05/2023	102.00
163211	NOTICE CW LAND CO LLC	0.00	0399/0597	04/10/2023	03/23/2023	40.00
162865	DEED OF TRUST ENCLAVE THEROAM LLC	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00

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	Grantors		Grantees			

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①	166393 SUB TRUSTEE & PARTI ALTABANK GLACIER BANK	0.00	0411/1156	07/22/2024	07/22/2024	40.00
					ENCLAVE THEROAM LLC	
					<u>162865</u>	
①	166346 DEED OF TRUST WILLIAMS WESLEY DEAN III WILLIAMS KRISTIN OBERHOLZER OBERHOLZER KRISTIN WILLIAMS	613,521.00	0411/0858	07/15/2024	07/15/2024	40.00
					INTERCAP LENDING INC MERS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	
T	166345 SPECIAL WARRANTY DE ENCLAVE THEROAM LLC	10.00	0411/0856	07/15/2024	07/11/2024	40.00
					WILLIAMS WESLEY DEAN III WILLIAMS KRISTIN OBERHOLZER OBERHOLZER KRISTIN WILLIAMS	
①	165845 RESTRICTIVE COVENAN ✓ CW LAND CO LLC CW ROAM LLC RICHMOND AMERICAN HOMES OF UTAH INC	0.00	0409/1035	05/10/2024	04/30/2024	408.00
					WHOM IT MAY CONCERN	
✓	165366 RELEASE OF LIEN STAKER & PARSON COMPANIES	0.00	0407/0996	02/29/2024	02/29/2024	120.00
					ENCLAVE THEROAM LLC	
	165208 NOTICE OF LIENS STAKER & PARKER COMPANIES	86,799.40	0406/1266	02/14/2024	02/14/2024	120.00
					ENCLAVE THEROAM LLC	
	165143 COVENANT AMENDMENT CW LAND CO LLC CW DEVELOPMENT GROUP LLC	0.00	0406/0859	02/02/2024	01/29/2024	40.00
					ROAM PHASE 1 TOWNHOMES ROAM PHASE 1A SINGLE FAMILY ROAM PHASE 2A SINGLE FAMILY ROAM PHASE 2 TOWNHOMES WHOM IT MAY CONCERN	
	163832 DEDICATION PLAT DEE CW LAND CO LLC ENCLAVE THEROAM LLC	206.00	0401/0913	07/13/2023	07/10/2023	206.00
					ROAM PHASE 2A SINGLE FAMILY WHOM IT MAY CONCERN	
	163485 PARTIAL RECONVEYANC COTTONWOOD TITLE INSURANCE AGENCY INC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
					CW LAND CO LLC	

00-0090-9181 is a PARENT of 00-0092-2835, 1 Generation from 00-0092-2835

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

	163833 RESTRICTIVE COVENAN CW LAND CO LLC RICHMOND AMERICAN HOMES OF UTAH INC ENCLAVE THEROAM LLC	0.00	0401/0915	07/13/2023	06/28/2023	306.00
					WHOM IT MAY CONCERN	

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Red Noting	Grantors	Grantees				

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✓	166014	DEED OF RECONVEYANC	0.00	0410/0578	05/28/2024	05/28/2024	40.00
		COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC		162778	

○	165845	RESTRICTIVE COVENAN	0.00	0409/1035	05/10/2024	04/30/2024	408.00
		CW LAND CO LLC		WHOM IT MAY CONCERN			
		CW ROAM LLC					
		RICHMOND AMERICAN HOMES OF UTAH INC					

	165143	COVENANT AMENDMENT	0.00	0406/0859	02/02/2024	01/29/2024	40.00
		CW LAND CO LLC		ROAM PHASE 1 TOWNHOMES			
		CW DEVELOPMENT GROUP LLC		ROAM PHASE 1A SINGLE FAMILY			
				ROAM PHASE 2A SINGLE FAMILY			
				ROAM PHASE 2 TOWNHOMES			
				WHOM IT MAY CONCERN			

	163832	DEDICATION PLAT DEE	206.00	0401/0913	07/13/2023	07/10/2023	206.00
		CW LAND CO LLC		ROAM PHASE 2A SINGLE FAMILY			
		ENCLAVE THEROAM LLC		WHOM IT MAY CONCERN			

	163485	PARTIAL RECONVEYANC	0.00	0400/0445	05/19/2023	05/19/2023	40.00
		COTTONWOOD TITLE INSURANCE AGENCY INC		CW LAND CO LLC			

00-0090-9181 is a PARENT of 00-0092-2836, 1 Generation from 00-0092-2836

<<<<<Info for entry 165143 which affects 00-0090-9181 is displayed above>>>>>

	163833	RESTRICTIVE COVENAN	0.00	0401/0915	07/13/2023	06/28/2023	306.00
		CW LAND CO LLC		WHOM IT MAY CONCERN			
		RICHMOND AMERICAN HOMES OF UTAH INC					
		ENCLAVE THEROAM LLC					

<<<<<Info for entry 163832 which affects 00-0090-9181 is displayed above>>>>>

	163212	RESTRICTIVE COVENAN	0.00	0399/0603	04/10/2023	04/05/2023	102.00
		CW LAND CO LLC		RICHMOND AMERICAN HOMES OF UTAH INC			

	163211	NOTICE	0.00	0399/0597	04/10/2023	03/23/2023	40.00
		CW LAND CO LLC		ENCLAVE THEROAM LLC			

	162865	DEED OF TRUST	10,000,000.00	0398/0476	02/13/2023	02/10/2023	40.00
		ENCLAVE THEROAM LLC		ALTABANK			
				GLACIER BANK			

	162371	SPECIAL WARRANTY DE	10.00	0396/0916	11/22/2022	11/21/2022	40.00
		CW LAND CO LLC		ENCLAVE THEROAM LLC			

00-0090-8929 is a PARENT of 00-0090-9181, 2 Generations from 00-0092-2836

IO

E 163485 B 400 P 445
Date: 19-May-2023 02:46PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

File No.: 164151-CAF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the current beneficiary of a Deed of Trust thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Deed of Trust was executed by CW Land Co., LLC, a Utah limited liability company as Trustor, to Red Bridge Capital II LLC, a Utah limited liability company, as Beneficiary, and recorded in the office of the Morgan County Recorder, State of Utah on October 26, 2022 as Entry No. 162232 in Book 396 beginning at Page 137.

The portion of the trust estate affected by this Deed of Partial Reconveyance is the following described property located in Morgan County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 00-0089-0924; Serial No. 09-005-044-02-1-3-3 and 00-0089-0955; Serial No. 09-005-044-02-1-4-2 (for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.


Dated this 19th day of May, 2023.

Cottonwood Title Insurance Agency, Inc.

By: 
Name: Cortlund G. Ashton
Its: Vice President

State of Utah)
County of Salt Lake)

On this 19th day of May, 2023, before me, personally appeared Cortlund G. Ashton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Vice President on behalf of Cottonwood Title Insurance Agency, Inc.


NOTARY PUBLIC

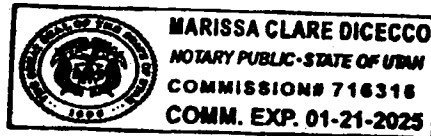


EXHIBIT A

A parcel of land, situated in the Northwest quarter of Section 25 and the Southwest quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest corner of said Section 25, and running thence South 00°06'33" East 111.40 feet; thence North 89°53'27" East 201.64 feet; thence Easterly 183.72 feet along the arc of a 55.00-foot radius non-tangent curve to the right (center bears North 66°23'17" East and the long chord bears North 72°04'57" East 109.46 feet with a central angle of 191°23'20"); thence Southeasterly 7.73 feet along the arc of a 15.00-foot radius curve to the left (center bears North 77°46'37" East and the long chord bears South 26°59'23" East 7.65 feet with a central angle of 29°32'00"); thence South 41°45'23" East 25.41 feet; thence Southerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the right (center bears South 48°14'37" West and the long chord bears South 20°55'58" East 127.98 feet with a central angle of 41°38'50"); thence South 00°06'33" East 463.06 feet to a point on the Northerly line of Roam Single Family Phase 1 Subdivision; thence along the Northerly and Easterly lines of Roam Single Family Phase 1 Subdivision the following six (6) courses and distances: (1) South 89°53'25" West 582.74 feet; (2) South 13°17'54" West 9.68 feet; (3) North 76°42'06" West 168.38 feet; (4) North 13°17'54" East 71.36 feet; (5) Northerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22"); and (6) North 06°44'28" West 116.93 feet; thence Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 83°15'32" East and the long chord bears North 38°15'32" East 21.21 feet with a central angle of 90°00'00"); thence North 06°44'28" West 60.00 feet; thence North 83°15'32" East 21.14 feet; thence North 00°06'33" West 147.55 feet; thence North 68°59'42" East 363.94 feet to the point of beginning.