

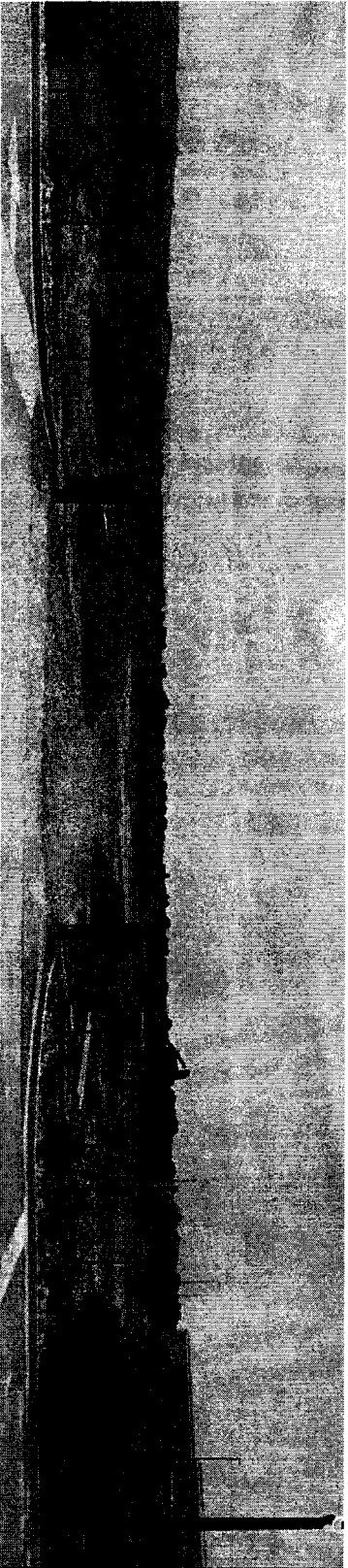
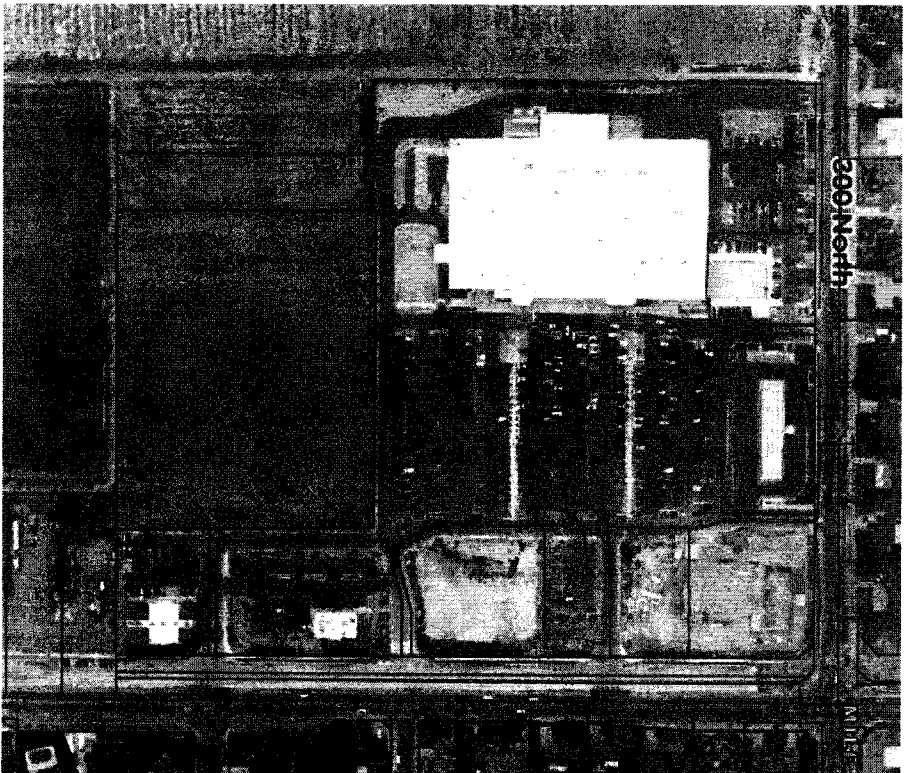
3 The Pointe Apartments
101 North 2000 West
West Point

Property Owner
POINTE RESIDENTIAL LLC

Parcel ID
128310008

Acres
5.441
5.441

Tenant



Abstract- Serial Number: 12-831-0008

Abstract

Serial Number: 12-831-0008
 Tax District: 163
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: POINTE RESIDENTIAL LLC
 1178 WEST LEGACY CROSSING BLVD STE 100
 CENTERVILLE, UT 84014
 Situs Address: 101 N 2000 WEST
 WEST POINT 84015
 Parcel Dates: 08/04/2015
 to
 Acres: 5.441

Dedication Plat

Plat: 5560

Parent / Child

Parent 12-033-0054 08/04/2015
 Parent 12-033-0058 08/04/2015

Legal Description

ALL OF LOT 8, POINT, THE. CONT. 5.44100 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
BANK OF AMERICAN FORK BANK OF AMERICAN FORK Grantor: ALTABANK, Grantee: BELLEAU, WAYNE A Grantee: TETON INVESTMENT HOLDING LLC, FKA Grantee: TETON INVESTMENT HOLDING L P Grantee: BELLEAU, WAYNE Grantee: POINTE LLC Grantee: CLINTON CITY CENTER LLC	RECONVEYANCE	3481318	8025-501	06/07/2022	06/07/2022 11:11	\$0.00		90450017	2895847
REFS INC REFS INC Grantor: SUNWEST BANK, Grantee: POINTE RESIDENTIAL LLC,	TERMINATION STATEMENT	3436080	7888-223 6	null	11/17/2021 15:50	\$0.00		0	3232265
REFS INC REFS INC Grantor: SUNWEST BANK, Grantee: POINTE RESIDENTIAL LLC,	RELEASE	3436043	7888-212 0	11/15/2021	11/17/2021 15:19	\$0.00		0	3232264
REFS INC REFS INC Grantor: SUNWEST BANK, BENE & STR Grantee: POINTE RESIDENTIAL LLC,	SUBSTITUTION OF TRUSTEE & R ECONVEYANCE	3436041	7888-211 5	11/15/2021	11/17/2021 15:18	\$0.00		0	3232263

STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantee: BONNEVILLE MORTGAGE COMPANY,	FINANCE STATEMENT	3429942	7872-151 4	null	10/25/2021 12:57	\$0.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantor: SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3429941	7872-147 2	10/19/2021	10/25/2021 12:57	\$0.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantee: BONNEVILLE MORTGAGE COMPANY,	TRUST DEED	3429940	7872-141 9	10/18/2021	10/25/2021 12:57	\$21,770,000.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantee: POINTE RESIDENTIAL LLC,	WARRANTY DEED	3417817	7842-161 6	08/31/2021	09/13/2021 12:48	\$10.00	y	0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: SMITHS FOOD & DRUG CENTERS INC, Grantor: POINTE LLC, Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3412956	7832-152 9	08/27/2021	08/27/2021 12:49	\$0.00		0	2884787
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: BANK OF AMERICAN FORK, Grantee: BELLEAU, WAYNE A Grantee: TETON INVESTMENT HOLDING LLC, FKA Grantee: POINTE LLC Grantee: CLINTON CITY CENTER LLC Grantee: TETON INVESTMENT HOLDING LP	PARTIAL REC ONVEYANCE	3240549	7486-190 0	03/12/2020	04/07/2020 14:38	\$0.00		0	2895847
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantee: SUNWEST BANK,	FINANCE STATEMENT	3232265	7464-284 9	null	03/06/2020 15:59	\$0.00		0	3436080
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE RESIDENTIAL LLC, Grantor: SUNWEST BANK,	AGREEMENT	3232264	7464-283 7	03/03/2020	03/06/2020 15:59	\$0.00		0	3436043

3417817
BK 7842 PG 1616

E 3417817 B 7842 P 1616-1617
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/13/2021 12:48:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR STEWART TITLE INS A

MAIL TAX NOTICE TO:

Pointe Residential, LLC, a Utah limited liability company
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT 84014

WARRANTY DEED

The Pointe Residential, LLC, a Utah limited liability company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Pointe Residential, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

Parcel 1:

Lot 8, THE POINT, according to the Official Plat thereof as recorded August 4, 2015, as Entry No. 2884784, in the Office of the Davis County Recorder, State of Utah.

Parcel 1A:

Restrictions and Easements Agreement, recorded August 4, 2015, as Entry No. 2884787, in Book 6322, at Page 1451, of Official Records, as Amended by First Amendment to Restrictions and Easements Agreement, dated August 27, 2021, and recorded August 27, 2021, as Entry No. 3412956, in Book 7832, at Page 1529, of Official Records.

Tax ID No. 12-831-0008

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 31st day of August, 2021.

The Pointe Residential, LLC, a Utah limited liability
company



By: Spencer H. Wright, Manager

File No.: 1035816
Warranty Deed – Continued
Page 2

3417817
BK 7842 PG 1617

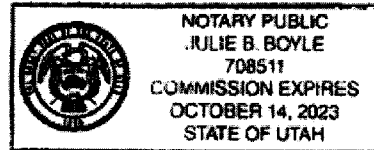
State of Utah
County of Davis


On this 31st day of August, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Spencer H. Wright, Manager of The Pointe Residential, LLC, a Utah limited liability company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Julie B. Boyle

Notary Public

My commission expires: 11-14-2023



Goto Page... 

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).


You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/128310008/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2022 
Parcel	
Serial Number:	128310008
Tax District:	0163
Legal Description:	ALL OF LOT 8, POINT, THE. CONT. 5.44100 ACRES.
SITUS Address:	101 N 2000 WEST WEST POINT
Building/Land Values	
Acres:	5.44
Residence Year Built:	2020
Residence Square Feet:	0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	POINTE RESIDENTIAL LLC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$26,590,000.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$154,303.11	\$0.00	\$154,303.11	11/23/2022	\$0.00
2021	\$138,168.45	\$0.00	\$138,168.45	11/15/2021	\$0.00
2020	\$18,109.94	\$0.00	\$18,109.94	11/30/2020	\$0.00
2019	\$18,739.91	\$0.00	\$18,739.91	12/03/2019	\$0.00
2018	\$19,012.94	\$0.00	\$19,012.94	12/03/2018	\$0.00
2017	\$19,223.41	\$0.00	\$19,223.41	12/01/2017	\$0.00
2016	\$19,873.29	\$0.00	\$19,873.29	12/07/2016	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal

3429940
BK 7872 PG 1419

1035816
12-831-0008

E 3429940 B 7872 P 1419-1471
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/25/2021 12:57:00 PM
FEE \$40.00 Pgs: 53
DEP eCASH REC'D FOR STEWART TITLE INS A

OMB Approval No. 2502-0598
(Exp. 9/30/2021)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Warning: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to, 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

Recording requested by:

Brandon T. Crowther
Preston & Scott, LLC
111 S. Main, Suite 1600
Salt Lake City, Utah 84111

After recording return to:

Brandon T. Crowther
Preston & Scott, LLC
111 S. Main, Suite 1600
Salt Lake City, Utah 84111

**MULTIFAMILY TRUST DEED,
ASSIGNMENT OF LEASES AND RENTS
AND SECURITY AGREEMENT**

(UTAH)

**HUD Project Number: 105-11124
Project Name: The Pointe Residential**

3429942
 BK 7872 PG 1514

1035816

UCC FINANCING STATEMENT
 FOLLOW INSTRUCTIONS

12-831-0008

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div style="border: 1px solid black; padding: 5px; width: 80%; margin: 5px auto;"> Bonneville Mortgage Company 111 Main, Suite 1600 Salt Lake City, Utah 84111 </div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	1a. ORGANIZATION'S NAME Pointe Residential, LLC	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
	1b. INDIVIDUAL'S SURNAME			
1c. MAILING ADDRESS 1178 W Legacy Crossing Blvd, Suite 100		CITY Centerville	STATE UT	POSTAL CODE 84014
				COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	2a. ORGANIZATION'S NAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
	2b. INDIVIDUAL'S SURNAME			
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME Bonneville Mortgage Company	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
	3b. INDIVIDUAL'S SURNAME			
3c. MAILING ADDRESS 111 Main, Suite 1600		CITY Salt Lake City	STATE UT	POSTAL CODE 84111
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Debtor's goods, inventory, equipment, accounts, general intangibles, and fixtures including those items of personal property described in Exhibit "B" attached hereto. To the extent constituting fixtures, such property is located in and on the property described in Exhibit "A".

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box: Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box: Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

The Pointe Residential FHA Project No. 105-11124 Davis County, Utah Real Property Records