

When Recorded Return To:
Sky Ranch Partners LLC
P.O. Box 215
Huntsville, Utah 84317



W3322490

Tax Parcel Nos.: 21-172-0003 BT
File No: 177355-CAF

BT

E# 3322490 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
22-Apr-24 0855 AM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED

(Above Space for Recorder's Use Only)

**ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS
UNDER THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR SKY RANCH**

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKY RANCH ("Assignment"), dated as of April 19, 2024, by and between **CW Land Co., LLC**, a Utah limited liability company ("Assignor"), **Scott R. Brusseau**, an individual, and **Lisa Brusseau**, and individual (collectively "Assignee").

RECITALS:

BT
WHEREAS, Assignor is the owner of the real property located in Weber County, State of Utah, more particularly described as Lot 3 of the Sky Ranch Subdivision plat recorded in Book 93, pages 27-28 of the official real estate records of Weber County Recorder, Utah on June 14, 2022, as Instrument #3241023, together with the building, structures and other improvements located thereon.

WHEREAS, by that certain Purchase and Sale Agreement dated as of March 28, 2024, as amended, (the "**Purchase Agreement**"), between Assignor, Sky Ranch Partners, LLC, and Assignee, Assignor has agreed to sell, transfer and assign to Assignee its rights, title, and interests as the Declarant, including, without limitation, all Special Declarant Rights, under the Declaration of Covenants, Conditions, and Restrictions for Sky Ranch, recorded 4/19/24, in the office of the Weber County Recorder as Document No. 3322471, (the "**Declaration**").

WHEREAS, Assignee wishes to acquire all of Assignor's right, title and interest (i) as the Declarant under the Declaration, including, without limitation, all Special Declarant Rights and assume Assignor's duties and obligations related thereto from and after the date of this Assignment.

NOW, THEREFORE, in consideration of the promises and the mutual agreements herein contained and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT:

1. Definitions. Unless otherwise defined herein, all capitalized terms shall have the meaning as set forth in the Declaration.
2. Assignment and Assumption. Effective as of the date first stated above, Assignor hereby sells, transfers, conveys, assigns and sets over to Assignee all rights, title, and interests of Assignor as the Declarant in and under the Declaration, including, without limitation, all Special Declarant Rights and Assignee hereby assumes all the duties, obligations, and liabilities of Assignor thereunder from and after the date of this Assignment.
3. Governing Law. This Assignment shall be governed by and construed under the laws of the State of Utah without giving effect to the principles of conflict of laws thereof.
4. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, each of the parties hereto has duly executed this Assignment as of the day and year first above written.

ASSIGNOR:

CW LAND CO., LLC,
a Utah limited liability company

By: CW The Manager, LLC
Its: Manager

By: CW Development Group, LLC
Its: Manager

By: 
Name: Colin Wright
Its: Manager

STATE OF Utah)
) ss.
COUNTY OF Davis)

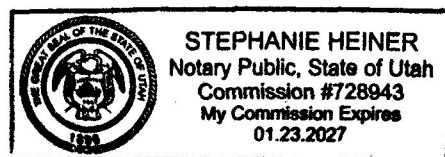
On this 19th day of April, 2024, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn personally appeared Colin Wright, known to me to be the Manager of CW Development Group, LLC, the Manager of CW The Manager, LLC, the Manager of **CW Land Co., LLC**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.


Signature
Stephanie Heiner
Print Name

NOTARY PUBLIC in and for the State of
Utah, residing at Layton, UT.
My commission expires 01.23.2027.



ASSIGNEE:

SCOTT BRUSSEAU
an individual

By: 
Name: Scott Brusseau

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of April, 2024, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn personally appeared Scott Brusseau who executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written. *See*

Signature

Print Name

NOTARY PUBLIC in and for the State of _____

residing at _____.

My commission expires _____.

ASSIGNEE:

LISA BRUSSEAU
an individual

By: _____

Name: Lisa Brusseau

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of April, 2024, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn personally appeared Lisa Brusseau who executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Signature

Print Name

NOTARY PUBLIC in and for the State of _____
residing at _____.

My commission expires _____.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

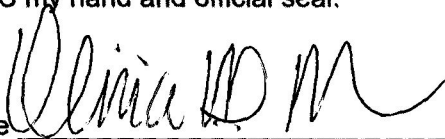
On April 17, 2024 before me, Olivia V.D. Mack, Notary Public
(insert name and title of the officer)

personally appeared Scott R. Brusseau and Lisa Brusseau
who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

