Recorded at the Request of:
Sage Villas, LLC

Record against the Property described in Exhibit A.

After Recording mail to:
Jenkins Bagley, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770

Assignment of Rights Under Development Agreement for the Sage Villas Subdivision Project Ivins City, Washington County, Utah

This Assignment of Rights Under Development Agreement for the Sage Villas Subdivision Project is entered into and effective as of _____, 2020, by and between Neighborhood Housing Services of Provo, Inc., a Utah nonprofit corporation DBA Sun Country Home Solutions; New Vision Homes, LLC[1], a Utah limited liability company DBA Richardson Brothers Custom Homes ("Assignor"), and Sage Villas, LLC, a Utah limited liability company ("Assignee"), with the written consent of Ivins City, a municipality and political subdivision of the State of Utah, by and through its City Council ("City").

RECITALS

A. On September 10, 2019, a Development Agreement for the Sage Villas Subdivision Project Ivins City, Washington County, Utah, was recorded with the Washington County Recorder's Office as Doc. No. 20190036673 ("Development Agreement").

B. The Development Agreement identifies Neighborhood Housing Services of Provo, Inc., a Utah nonprofit corporation DBA Sun Country Home Solutions and New Vision, LLC, a Utah limited liability company DBA Richardson Brothers Custom Homes as developers of the Sage Villas Subdivision Project.

C. On April 22, 2020, Sage Villas, LLC, recorded a Charter of Declarations, Covenants, Restrictions, and Reservation of Easements for Sage Villas Townhomes (a Planned Unit Development) with the Washington County Recorder's Office as Doc. No. 20200019699 ("Charter").

D. On April 22, 2020, Sage Villas, LLC, recorded a Plat for Sage Villas – Phase 1 with the Washington County Recorder's Office as Doc. Do. 20200019693 ("Plat").

E. The Charter and Plat for Sage Villas Subdivision identify Sage Villas, LLC, a Utah limited liability company as the Founder, which is the equivalent of being the developer.

F. Assignor desires to assign to Assignee all of Assignor's rights and obligations under the Development Agreement from and after April 22, 2020 (the date the Charter and Plat were recorded) for the Sage Villas Subdivision Project, and all properties that may hereafter be annexed into and made a part of the Sage Villas Subdivision Project.

[1] In the Development Agreement defined in Recital A, New Vision Homes, LLC, was referred to as "New Vision, LLC." All parties acknowledge that this was a clerical error and the proper name is New Vision Homes, LLC."

ASSIGNMENT

(1) Assignment. As permitted by Section 9 of the Development Agreement, Assignor hereby assigns and transfers to Assignee all of the Developer's rights and obligations under the Development Agreement for the Sage Villas Subdivision Project.

(2) Assumption. Assignee hereby accepts the foregoing assignment and hereby assumes all rights and obligations of Assignor under the Development Agreement arising on and after the effective date.

(3) Indemnification. To the extent permitted by law, Assignee agrees to indemnify Assignor and hold Assignor harmless from and against any and all claims, liens, damages, demands, causes of action, liabilities, lawsuits, judgments, losses, costs and expenses (including but not limited to attorneys' fees and expenses) asserted against or incurred by Assignor by reason of or arising out of any failure by Assignee to perform or observe the obligations, covenants, terms and conditions assumed by Assignee hereunder. Assignee agrees to assume all known and/or unknown liability and/or claims of the Assignor related to its duties and obligations as Declarant.

(4) Consent. Pursuant to Section 9 of the Development Agreement, the Mayor of the City is authorized to sign this document upon the approval of the City Council.

IN WITNESS WHEREOF, the parties have executed this Assignment of Rights Under Development Agreement for the Sage Villas Subdivision Project Ivins City, Washington County, Utah, as of the day and year first above written.

CITY:

By: Chris Hart
Its: Mayor

Attest by City Recorder:

By: Kari Jimenez
Its: Recorder

ASSIGNOR:
Neighborhood Housing Services of Provo, Inc., a Utah nonprofit corporation DBA Sun Country Home Solutions

Sharlene Wilde
By: Sharlene Wilde
Its: Executive Director

ASSIGNOR:
New Vision Homes, LLC, a Utah limited liability company DBA Richardson Brothers Custom Homes

Riley Richardson
By: Riley Richardson
Its: OWNER

ASSIGNOR:
New Vision Homes, LLC, a Utah limited liability company DBA Richardson Brothers Custom Homes

By:
Its:

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

ASSIGNEE:
Sage Villas, LLC, a Utah limited liability company

Sharlene Wilde
By: Sharlene Wilde
Its: Executive Director/President

STATE OF UTAH,)
:ss.
County of _____)

On this _____ day of _____, 20___, personally appeared before me Chris Hart, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn (or affirmed), did say that he is the Mayor of Ivins City, and that the foregoing document was signed by him with authority and for the uses and purposes stated in the document.

_____
Notary Public

STATE OF UTAH,)
:ss.
County of _____)

On this _____ day of _____, 20___, personally appeared before me Sharlene Wilde, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that she is the _____of Neighborhood Housing Services of Provo, Inc., a Utah nonprofit corporation DBA Sun Country Home Solutions, and that she executed the foregoing document on behalf said corporation being authorized and empowered to do so by the operating agreement of said corporation or resolution of its managers, and she acknowledged before me that such corporation executed the same for the uses and purposes stated therein.

_____
Notary Public

STATE OF UTAH,)
:ss.
County of _____)

On this _____ day of _____, 20___, personally appeared before me _____, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the _____of New Vision Homes, LLC, a Utah limited liability company DBA Richardson Brothers Custom Homes, and that he/she executed the foregoing document on behalf said company being authorized and empowered to do so by the operating agreement of said company or resolution of its managers, and he/she acknowledged before me that such company executed the same for the uses and purposes stated therein.

_____
Notary Public

STATE OF UTAH,)
:ss.
County of _____)

On this _____ day of _____, 20___, personally appeared before me _____, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the _____ of New Vision Homes, LLC, a Utah limited liability company DBA Richardson Brothers Custom Homes, and that he/she executed the foregoing document on behalf said company being authorized and empowered to do so by the operating agreement of said company or resolution of its managers, and he/she acknowledged before me that such company executed the same for the uses and purposes stated therein.

_____
Notary Public

Exhibit A
(Legal Description)

This Assignment of Rights Under Development Agreement for the Sage Villas Subdivision Project Ivins City, Washington County, Utah, affects the following real property, all located in Washington County, State of Utah:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, LYING NORTH OF THE RIGHT OF WAY LINES OF NORMANDY ROAD AND EAST OF GUY LANE, AS SHOWN ON THE ROAD DEDICATION PLAT THEREOF RECORDED AS ENTRY NUMBER 598319 IN THE RECORDS OF WASHINGTON COUNTY, STATE OF UTAH, AND NORMANDY ROAD EXTENSION DEDICATION MAP, RECORDED AS DOC. NO. 20080042162, OFFICIAL WASHINGTON COUNTY RECORDS.

LESS AND EXCEPTING:
BEGINNING AT A POINT WHICH LIES NORTH 0°36'58" WEST 990.16 FEET ALONG THE CENTER SECTION LINE AND WEST 144.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°36'58" EAST 133.29 FEET, THENCE NORTH 53°50'04" WEST 79.81 FEET; THENCE NORTH 36°09'56" EAST 106.75 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
BEGINNING AT A POINT WHICH LIES NORTH 0°36'58" WEST 731.38 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°50'04" WEST 271.92 FEET, THENCE NORTH 36°09'56" EAST 15.00 FEET; THENCE SOUTH 53°50'04" EAST 260.71 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE SOUTH 0°36'58" EAST 18.73 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
BEGINNING AT A POINT NORTH 0°36'51" WEST 751.03 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°36'51" WEST 300.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #91; THENCE NORTH 53°49'52" WEST 180.90 FEET ALONG SAID SOUTH LINE OF HIGHWAY; THENCE SOUTH 0°36'51" EAST 300.00 FEET; THENCE SOUTH 53°49'52" EAST 180.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
ANY PORTION LYING WITHIN NORMANDY ROAD DEDICATION RECORDED NOVEMBER 4, 2008, AS DOC NO. 20080042162, OFFICIAL WASHINGTON COUNTY RECORDS.

PARCEL: 1-6-2-6-3211

Phase 1 of the Subdivision being more particularly described as:

All of Lots 1 through 35, together with all Common Area, Sage Villas 1 (I), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: I-SAGE-1-1 through I-SAGE-1-35