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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/16/2021 4:35:00 PM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Davis School District
45 E. State St, PO Box 588
Farmington, UT 84025-0558



File No.: 122122-CAF

CORRECTIVE SPECIAL WARRANTY DEED

CW Shoreline, 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

Davis School District

GRANTEE(S) of Farmington, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-103-0113 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


THIS CORRECTIVE SPECIAL WARRANTY DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 11, 2020 AS ENTRY NO. 3280368 IN BOOK 7572 AT PAGE 429 OF THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER'S OFFICE. SAID LEGAL DESCRIPTION CONTAINED ERRORS AND DID NOT CLOSE.

Dated this 15th day of MARCH, 2021

CW Shoreline, LLC, a Utah limited liability company

By: CW LAND CO., LLC,
a Utah limited liability company
Its: Manager

By: CW DEVELOPMENT GROUP, LLC,
a Utah limited liability company
Its: Manager

By: 
Colin H. Wright, Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 15th day of MARCH, 2021, personally appeared before me, Colin H. Wright, who acknowledged himself to be the Manager of CW DEVELOPMENT GROUP, LLC, a Utah limited liability company, Manager of CW LAND CO., LLC, a Utah limited liability company, Manager of CW Shoreline, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

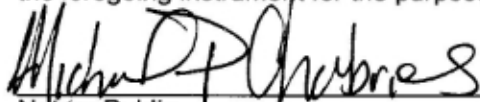

Notary Public



EXHIBIT A
Legal Description

A parcel of land, situate in the North Half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°40'58" West 1696.14 feet along the section line and South 00°19'02" West 1168.38 feet from the North Quarter Corner of said Section 21, and running thence:

thence South 89°40'58" East 592.06 feet to a point on a Special Warranty Deed from CW Shoreline, LLC, a Utah limited liability company to Woodside Homes of Utah, LLC, a Utah limited liability company recorded on August 11, 2020 as Entry no. 3280589 in book 7572 at Pages 2003-2006;

thence southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°19'20" West and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 90°00'00"), along a westerly line in the aforementioned Special Warranty Deed (which states a length of 23.68 feet along the arc of a 15.21 foot radius curve and a long chord of South 44°17'34" East 21.36 feet with a central angle of 89°13'13");

thence South 00°19'02" West 55.00 feet along a westerly line in the aforementioned Special Warranty Deed;

thence southerly 55.00 feet along the arc of a 180.00 foot radius curve to the left (center bears South 89°40'58" East and the long chord bears South 08°26'12" East 54.79 feet with a central angle of 17°30'28") along a westerly line in the aforementioned Special Warranty Deed;

thence southerly 36.67 feet along the arc of a 120.00 foot radius curve to the right (center bears South 72°48'34" West and the long chord bears South 08°26'12" East 36.53 feet with a central angle of 17°30'28")

thence South 00°19'02" West 248.20 feet along a westerly line in the aforementioned Special Warranty Deed;

thence North 89°40'58" West 100.00 feet;

thence South 00°19'02" West 224.00 feet;

thence South 89°40'58" East 100.00 feet to a westerly line in the aforementioned Special Warranty Deed;

thence South 00°19'02" West 46.50 feet along a westerly line in the aforementioned Special Warranty Deed;

thence North 89°40'58" West 100.00 feet;

thence South 00°19'02" West 112.00 feet;

thence North 89°40'19" West 464.58 feet;

thence North 00°11'28" East 224.24 feet;

thence North 89°48'32" West 100.00 feet;

thence North 00°11'28" East 354.35 feet;

thence northerly 42.24 feet along the arc of a 230.00 foot radius curve to the left (center bears North 89°48'32" West and the long chord bears North 05°04'11" West 42.18 feet with a central angle of 10°31'19");

thence North 10°19'51" West 126.73 feet;

thence northerly 31.22 feet along the arc of a 170.00 foot radius curve to the right (center bears North 79°40'09" East and the long chord bears North 05°04'11" West 31.18 feet with a central angle of 10°31'19");

thence North 00°11'28" East 7.40 feet;

thence northeasterly 27.32 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°48'32" East and the long chord bears North 52°22'06" East 23.70 feet with a central angle of 104°21'16");

thence easterly 57.12 feet along the arc of a 230.00 foot radius curve to the left (center bears North 14°32'44" East and the long chord bears South 82°34'07" East 56.97 feet with a central angle of 14°13'42") to the point of beginning.

Contains: 472,150 square feet or 10.839 acres.