

E 3166096 B 7284 P 893-895
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/14/2019 1:12:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
CW Land Co., LLC, a Utah limited liability company
1222 West Legacy Crossing Blvd., Suite 6
Centerville, UT 84014



File No.: 105262-CAF

WARRANTY DEED

CW LAND COMPANY, LLC who also aquired title as CW Land Co., LLC

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

CW The Fields, LLC, a Utah limited liability company

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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-103-0090, 12-103-0089 and 12-103-0092 (for reference purposes only)


Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 14 day of June, 2019.

CW Land Company, LLC, a Utah limited liability company

By: CW Group, LLC
Its: Manager

By: 
Colin H. Wright - Manager/Sole Member

STATE OF UTAH

COUNTY OF DAVIS

On the 14 day of June, 2019, personally appeared before me Colin H. Wright, who acknowledged himself to be the Manager/Sole Member of CW Group, LLC, which is Manager of CW Land Company., 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

PARCEL 1: 12-103-0090

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 829.39 feet and North 00°11'15" East 244.83 feet from the South quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°48'25" West between the Southeast corner and the South quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian); thence North 67°47'31" West 536.77 feet to a point on the 1/16th (40 acre) line as described in Deed recorded December 3, 1906 in Book U, at Page 161 from Union Pacific Railroad to William Moss and the East line of that real property described in Deed Book 6840 Page 1079 of official records of Davis County; thence North 00°11'16" East along said 1/16th (40 acre) line and deed line 71.18 feet to the Southwesterly corner of that real property described in Deed Entry No. 3062407; thence along said deed the following 3 (three) courses and distances: 1) South 67°47'31" East 449.99 feet; 2) North 708.16 feet; 3) West 414.84 feet to a point on the said 1/16th (40 acre) line and the East line of that real property described in Deed Book 6840 Page 1079 of official records of Davis County; thence North 00°11'16" East along said 1/16th (40 acre) line and said deed 1,580.19 feet to the quarter section line; thence South 89°40'13" East along the quarter section line 497.59 feet; thence South 00°11'15" West 2,389.47 feet to the point of beginning.

LESS any portion thereof lying within the street known as Gentile Street.

PARCEL 2: 12-103-0089

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 908.68 feet and North 348.55 feet from the South quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 67°47'31" West 450.00 feet to the 1/16th (40 acre) line as described in Deed recorded December 3, 1906 in Book U, at Page 161 from Union Pacific Railroad to William Moss and the East line of that Real Property described in Deed Book 6787 Page 1040 of the official records of Davis County; thence North 00°11'16" East along the said 1/16th (40 acre line) and along said deed 538.08 feet; thence East 414.85 feet; thence South 708.17 feet to the point of beginning.

PARCEL 3: 12-103-0092

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 52.5 chains and North 237.69 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 2,402.31 feet; thence East 7.5 chains; thence South 2,602.45 feet; thence North 67°59'06" West 533.93 feet to the point of beginning.