

3325480  
BK 7655 PG 2366

E 3325480 B 7655 P 2366-2368  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/11/2020 2:14:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
CW The Lane West, LLC, a Utah limited liability company  
1222 Legacy Crossing Blvd, Ste #6  
Centerville, UT 84014



File No.: 135113-CAF

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## SPECIAL WARRANTY DEED

D.I.C. Estate L.C., a Utah Limited Liability Company,

**GRANTOR(S)** of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW The Lane West, 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.:** 11-064-0183, (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.

Dated this 10th day of December, 2020.

D.I.C. Estate L.C., a Utah Limited Liability  
Company

BY: *Ryan Dansie*  
Ryan Dansie  
Manager

STATE OF ~~UTAH~~

COUNTY OF DAVIS

On the 10th day of December, 2020, personally appeared before me Ryan Dansie, who acknowledged himself to be the Manager of D.I.C. Estate L.C., 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.

*Michael Paul Chabries*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning on the East line of Highway #1, Davis County Road Survey at a point 470.6 feet South and South 41°32' East 124.2 feet from the Northwest corner of the Southeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and running thence North 61°58' East 167 feet; thence North 41°32' West 102 feet; thence South 61°58' West 167 feet, more or less, to the East line of Highway #1; thence South 41°32' East along said East line 102 feet to the place of beginning.

**PARCEL 2:**

Beginning at a point 420 feet East and South 00°14' West 2772.5 feet and South 55° West 510 feet and South 41°32' East 50.46 feet from the Northwest corner of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and thence running North 55° East 173 feet; thence South 34°40' East 120 feet to the North line of property conveyed as Entry No. 534141 in Book 773 at Page 176; thence South 61°58' West along the North line to the Southeast corner of property conveyed as Entry No. 1021062 in Book 1586 at Page 815; thence North 41°32' West 102 feet; thence South 61°58' West 154.32 feet, more or less, to a point South 41°32' East of the point of beginning; thence North 41°32' West 1.3 feet to the point of beginning.

**PARCEL 3:**

Beginning at a point 379.17 feet East and South 00°14' West 2772.5 feet from the Northwest corner of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and running thence South 55° West 469.17 feet; thence South 41°32' East 50.46 feet, more or less, to the North line of property conveyed in Book 1779 at Page 536 as Entry No. 1130415; thence running North 55° East 173.00 feet along the North line; thence South 34°40' East 120 feet along the East line of said property to the North line of property conveyed in Book 773 at Page 176 as Entry No. 534141; thence Northerly along the North line to the Southwest corner of property conveyed in Book 1-K at Page 168 as Entry No. 50095; thence North 61°58' East 147.18 feet, more or less, to the Westerly right of way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507040; thence North 16°04'46" East 27.92 feet; thence North 00°34'30" East 209.75 feet to the point of beginning.