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Date 04-Jan-2022 02:55PM

Fee: \$40.00 ACH

Filed By: JP

BRENDA NELSON, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:

Good Things to Come, LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

Parcel Nos.: 00-0077-7331; Serial No. 03-005-044-02-1-3NA and 00-0058-9646; Serial No. 03-005-044-02-01-NA (for reference purposes only)

153550-CAF

SPECIAL WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, UT 84014 ("Grantor"), hereby conveys and warrants against all claiming by, through or under the Grantor to **Good Things to Come, LLC**, a Utah limited liability company, of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, UT 84014 ("Grantee"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah ("Property"), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

See Attached **Exhibit A**.

Witness the hand of said Grantor, this 29th day of December, 2021.

[Signature(s) and Acknowledgement(s) Follow(s)]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Morgan County, State of Utah, more particularly described as follows:

PARCEL 1:

Single Family Area Phase 1 Description

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 499.33 feet along the section line and South 00°16'25" West 701.87 feet from the Northwest Corner of said Section 25, and running thence South 76°42'06" East 168.40 feet; thence North 13°17'54" East 9.68 feet; thence North 89°53'25" East 582.74 feet; thence South 00°06'33" East 15.00 feet; thence North 89°53'27" East 158.96 feet to the Westerly line of Rollins Ranch Phase 4B; thence Southeasterly 208.48 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'40" East and the long chord bears South 42°19'33" East 205.53 feet with a central angle of 33°30'26") along said Westerly line of Rollins Ranch Phase 4B to and along the Westerly line of Rollins Ranch Phase 4A; thence South 04°15'30" East 39.47 feet along the Westerly line of Rollins Ranch Phase 4A to the North line of that property owned by Cottonwood Mutual Water Company; thence along said property owned by Cottonwood Mutual Water Company the following two (2) courses and distances: (1) North 89°47'45" West 87.99 feet; and (2) South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision; thence along the North and West lines of Paul Warner Subdivision the following two (2) courses and distances: (1) thence West 389.73 feet; and (2) South 00°09'40" East 120.00 feet; thence South 89°43'47" West 127.73 feet; thence South 00°16'13" East 122.41 feet; thence South 89°43'47" West 60.00 feet; thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'47" West and the long chord bears North 45°11'23" West 21.18 feet with a central angle of 89°50'20"); thence South 89°53'27" West 407.29 feet; thence Westerly 95.10 feet along the arc of a 280.00-foot radius tangent curve to the right (center bears North 00°06'33" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'33"); thence North 70°39'00" West 41.15 feet; thence Westerly 21.44 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 19°21'00" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'13"); thence North 26°50'32" East 90.28 feet; thence Northerly 435.69 feet along the arc of a 2031.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 434.85 feet with a central angle of 12°17'14"); thence North 13°17'54" East 12.21 feet to the the point of beginning.

PARCEL 1A:

A non-exclusive easement for access appurtenant to Parcel 1 as set forth and disclosed in that certain Utilities and Access Easement Agreement recorded 06/30/ as Entry No. 157456 in Book 379 at Page 1030 over and across the following: 2021

Road Area Description

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South $89^{\circ}43'35''$ East 886.30 feet along the section line and South $00^{\circ}16'25''$ West 1238.89 feet from the Northwest Corner of said Section 25, and running thence North $89^{\circ}43'47''$ East 60.00 feet; thence South $00^{\circ}16'13''$ East 402.58 feet; thence Southeasterly 20.27 feet along the arc of a 15.00 feet-foot radius tangent curve to the left (center bears North $89^{\circ}43'47''$ East and the long chord bears South $38^{\circ}58'36''$ East 18.76 feet with a central angle of $77^{\circ}24'45''$) to the Northerly right-of-way line of Old Highway Road; thence along said right-of-way line the following two (2) courses and distances: (1) Westerly 69.11 feet along the arc of a 872.11-foot radius non-tangent curve to the left (center bears South $04^{\circ}14'46''$ East and the long chord bears South $83^{\circ}29'03''$ West 69.09 feet with a central angle of $04^{\circ}32'24''$); and (2) South $82^{\circ}40'32''$ West 16.33 feet; thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North $07^{\circ}19'28''$ West and the long chord bears North $41^{\circ}12'07''$ East 19.87 feet with a central angle of $82^{\circ}56'50''$); thence North $00^{\circ}16'13''$ West 411.86 feet to the point of beginning.