



WHEN RECORDED, RETURN TO:

CW The Lake, LLC
Attn: Tony Hill
1222 W. Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

Parcel No(s): 41-21-300-0033

148174 -MCF

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 **CW The Lake, LLC**, a Utah limited liability company of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, UT 84014, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Rich 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 3rd day of March, 2022.

[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.

GRANTOR

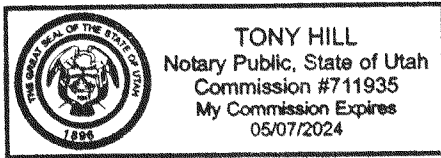
CW LAND CO., LLC,
a Utah limited liability company

By: *Colin Wright*
Name: COLIN WRIGHT
Title: MANAGER

STATE OF UTAH)
): ss.
COUNTY OF DAVIS)

On this 3rd day of March in the year 2022, before me, Tony Hill, a notary public, personally appeared COLIN WRIGHT, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



Tony Hill
NOTARY PUBLIC
Residing at: KANSVILLE, UTAH

My Commission Expires:

05/07/2024

**EXHIBIT A
PROPERTY DESCRIPTION**

A part of the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows:

Commencing at the Brass Cap monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian and running thence South 00°52'22" West along the West line of the Southwest Quarter of said section as currently monumented 99.04 feet; thence leaving said Quarter Section line South 88°27'38" East 1824.56 feet to the Northeast Corner of Lot 1, Block 1, Plat "A" of the GARDEN CITY SURVEY and is the true point of beginning; and running thence South 00°44'09" West (South by record) along the East line of said lot 296.60 feet (297 feet by record) to a point on an existing fence line; thence leaving said East lot line North 88°04'07" West (West by record) along said fence line 296.66 feet (297 feet by record) to an existing fence corner; thence North 00°47'42" East (North by record) along an existing fence line 294.57 (297 feet by record) to a point on the North line of the aforementioned Lot 1; thence leaving said fence line South 88°27'38" East (East by record) along said North lot line 296.32 feet (297 feet by record) to the point of beginning.

SUBJECT TO the effect, if any, of Boundary Line Agreements filed in the Office of the Rich County recorder as filing numbers 65617, 65618, and 65619.

LESS AND EXCEPTING THEREFROM any portion of the above described property contained within the following legal description:

Part of Block 1, GARDEN CITY SURVEY PLAT "A", also being located in the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 01°08'48" East (North by record) 169.98 feet from the Southwest Corner of Lot 3, Block 1, GARDEN CITY SURVEY PLAT "A"; and running thence North 01°08'48" East (North by record) 144.70 feet to the Southwest Corner of the STRINGHAM MINOR SUBDIVISION at a point located approximately 11.1 feet North of the Northwest Corner of said Lot 3; thence South 88°03'17" East (South 88°03'30" East by record) along said South Subdivision line 305.58 feet to a long standing fence corner, being located approximately 5.9 feet North and 4.5 feet East of the center of said Block 1; thence South 01°21'11" West along an old fence line 140.65 feet; thence North 88°48'52" West (West by record) 305.04 feet to the point of beginning.

Tax Id No.: 41-21-300-0033