



**WHEN RECORDED, RETURN TO:**  
CW Land Co., LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., Ste. 6  
Centerville, UT 84014

**Parcel No. 41-21-30-033**

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**SPECIAL WARRANTY DEED**

**CW THE LAKE, LLC**, a Utah limited liability company of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, Utah 84014 ("Grantor"), hereby conveys and warrants against all claiming by, through or under the Grantor to **CW LAND CO., LLC**, a Utah limited liability company, of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, Utah 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**.

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

Witness the hand of said Grantor, this 4<sup>th</sup> day of April, 2022.

**GRANTOR**

CW THE LAKE, LLC,  
a Utah limited liability company

By: 

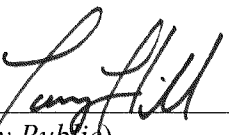
Name: Holton Hunsaker

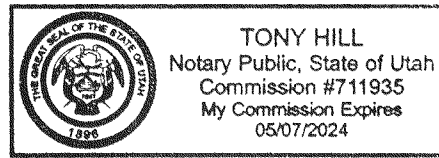
Title: Authorized Representative

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

On this 4<sup>th</sup> day of April, in the year 2022, before me, Tony Hill a notary public, personally appeared Holton Hunsaker, 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.

  
(Notary Public)



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

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

Parcel Number 41-21-30-033 (for reference purposes only)

*PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;  
THENCE S0°48'22"W 2723.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;  
THENCE S85°25'26"E 1828.33 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT "A" OF THE GARDEN CITY SURVEY;  
THENCE S0°38'42"W 296.44 FEET ALONG THE EAST LINE OF SAID LOT TO A REBAR WITH JSH CAP;  
THENCE N88°09'17"W 296.68 FEET TO A REBAR WITH JSH CAP;  
THENCE N0°43'18"E 294.49 FEET TO A REBAR WITH JSH CAP ON THE NORTH LINE OF SAID LOT;  
THENCE S88°31'48"E 296.25 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.*

*CONTAINING 2.01 ACRES, MORE OR LESS.*