

Mail Recorded Deed and Tax Notice To:
CW Copper Rim 1, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

13962259 B: 11344 P: 4565 Total Pages: 5
06/01/2022 02:13 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 159064-CAF

SPECIAL WARRANTY DEED

West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and Yellowstone Legacy, LLC, a Utah limited liability company, as to the remaining undivided one-half (1/2) interest

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

CW Copper Rim 1, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-26-101-002, 20-26-101-008 and 20-26-176-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Effective this 31 day of ^{MAY} ~~JUNE~~, 2022.

West Bench, LLC, a Utah limited liability company,

BY: Craig D. Jensen
Craig D. Jensen
Manager

Yellowstone Legacy, LLC, a Utah limited liability company,

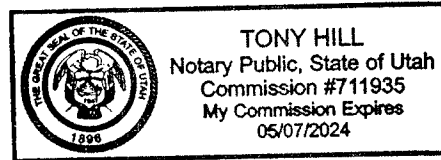
BY: Richard H. Jensen
Richard H. Jensen
Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ DAVIS

On this 31 day of MAY, 2022, before me, personally appeared Craig D. Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Bench, LLC, a Utah limited liability company.

Tony Hill
Notary Public



STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ DAVIS

On this 31 day of MAY, 2022, before me, personally appeared Richard H. Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Yellowstone Legacy, LLC, a Utah limited liability company.

Tony Hill
Notary Public

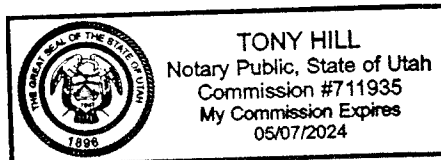


EXHIBIT A
Legal Description

A PORTION OF THE NW1/4 AND THE SW1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN WEST JORDAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°41'31"E ALONG THE SECTION LINE 35.90 FEET FROM THE NORTHWEST CORNER OF SECTION 26, T2S, R2W, S.L.B.& M.; THENCE N89°41'31"E ALONG THE SECTION LINE 1,687.42 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 9577 PAGE 3458 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: S0°18'29"E (DEED: S0°35'42"E) 933.40 FEET; THENCE N89°41'31"E 938.05 FEET TO THE EAST LINE OF SAID NW1/4; THENCE S0°35'36"E ALONG THE 1/4 SECTION LINE 1,704.16 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 26 AT A POINT ON THE NORTHERLY LINE OF COPPER RIM SUBDIVISION, PHASE 1B, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES: S31°08'59"W 99.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 467.25 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N35°51'46"E) TO THE RIGHT 66.89 FEET THROUGH A CENTRAL ANGLE OF 8°12'09" (CHORD: N50°02'10"W 66.83 FEET); THENCE N45°55'16"W 97.65 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET THROUGH A CENTRAL ANGLE OF 77°04'03" (CHORD: N7°23'09"W 23.67 FEET); THENCE N31°08'53"E 8.29 FEET; THENCE ALONG THE ARC OF A 351.75 FOOT RADIUS CURVE TO THE LEFT 16.12 FEET THROUGH A CENTRAL ANGLE OF 2°37'32" (CHORD: N29°50'07"E 16.12 FEET); THENCE N61°28'39"W 53.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N61°28'40"W) TO THE RIGHT 35.00 FEET THROUGH A CENTRAL ANGLE OF 105°33'29" (CHORD: S81°18'05"W 30.26 FEET); THENCE N45°55'10"W 17.13 FEET; THENCE S44°04'50"W 70.00 FEET; THENCE S45°55'10"E 42.23 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET THROUGH A CENTRAL ANGLE OF 77°04'06" (CHORD: S7°23'10"E 23.67 FEET); THENCE S31°08'53"W 93.35 FEET TO THE NORTHEAST CORNER OF PARCEL B, PHASE 2, COPPER RIM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 7 (SEVEN) COURSES AND DISTANCES: N57°21'14"W 102.85 FEET; THENCE N32°02'47"E 15.91 FEET; THENCE N19°40'50"W 23.86 FEET; THENCE N60°07'49"W 9.76 FEET; THENCE N57°21'14"W 66.00 FEET; THENCE N52°01'34"W 59.84 FEET; THENCE N57°36'46"W 28.42 FEET TO THE NORTHEAST CORNER OF PARCEL A, PHASE 3A, COPPER RIM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 14 (FOURTEEN) COURSES AND DISTANCES: N57°33'42"W 166.82 FEET; THENCE N30°21'18"W 10.19 FEET; THENCE N55°17'21"W 30.84 FEET; THENCE N88°16'48"W 10.14 FEET; THENCE N57°27'50"W 179.85 FEET; THENCE N41°02'22"W 111.00 FEET; THENCE N48°35'46"W 34.30 FEET; THENCE N87°43'08"W 23.58 FEET; THENCE ALONG THE ARC OF A 60.32 FOOT RADIUS CURVE TO THE RIGHT 48.18 FEET THROUGH A CENTRAL ANGLE OF 45°45'47" (CHORD: N59°58'30"W 46.91 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF AN 89.52 FOOT RADIUS CURVE TO THE RIGHT 60.17 FEET THROUGH A CENTRAL ANGLE OF 38°30'44" (CHORD: N21°22'38"W 59.05 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 19.11 FOOT RADIUS CURVE TO THE LEFT 28.21 FEET THROUGH A CENTRAL ANGLE OF 84°35'18" (CHORD: N49°06'39"W 25.71 FEET); THENCE S89°22'11"W 103.70 FEET; THENCE S85°17'01"W 16.19 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 24.04 FEET THROUGH A CENTRAL ANGLE OF 27°32'44" (CHORD: S64°14'45"W 23.81 FEET) TO THE EASTERLY LINE OF COPPER RIM DRIVE AS DEFINED AND DESCRIBED AS A PART OF PHASE 3B, COPPER RIM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 19 (NINETEEN)

COURSES AND DISTANCES: N1°01'17"W 21.69 FEET; THENCE ALONG THE ARC OF A 416.00 FOOT RADIUS CURVE TO THE LEFT 42.28 FEET THROUGH A CENTRAL ANGLE OF 5°49'22" (CHORD: N2°37'27"W 42.26 FEET); THENCE N5°32'08"W 23.52 FEET; THENCE ALONG THE ARC OF A 34.00 FOOT RADIUS CURVE TO THE RIGHT 40.20 FEET THROUGH A CENTRAL ANGLE OF 67°44'48" (CHORD: N28°20'16"E 37.90 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF AN 84.00 FOOT RADIUS CURVE TO THE RIGHT 48.41 FEET THROUGH A CENTRAL ANGLE OF 33°01'16" (CHORD: N78°43'18"E 47.74 FEET); THENCE S82°42'18"E 2.45 FEET; THENCE N9°59'19"E 38.33 FEET; THENCE N25°28'33"E 35.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 93.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N26°38'37"E) TO THE RIGHT 51.47 FEET THROUGH A CENTRAL ANGLE OF 31°42'26" (CHORD: N47°30'10"W 50.81 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT 92.31 FEET THROUGH A CENTRAL ANGLE OF 13°48'32" (CHORD: N24°44'41"W 92.08 FEET); THENCE S73°11'15"W 32.66 FEET; THENCE N84°19'32"W 42.07 FEET; THENCE S8°29'04"W 2.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 83.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N79°42'22"W) TO THE RIGHT 72.72 FEET THROUGH A CENTRAL ANGLE OF 50°11'58" (CHORD: S35°23'37"W 70.42 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT 31.99 FEET THROUGH A CENTRAL ANGLE OF 5°30'18" (CHORD: S63°14'45"W 31.98 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 134.00 FOOT RADIUS CURVE TO THE RIGHT 25.20 FEET THROUGH A CENTRAL ANGLE OF 10°46'28" (CHORD: S71°23'08"W 25.16 FEET); THENCE S76°46'21"W 32.70 FEET; THENCE ALONG THE ARC OF A 935.00 FOOT RADIUS CURVE TO THE LEFT 459.17 FEET THROUGH A CENTRAL ANGLE OF 28°08'14" (CHORD: S62°42'14"W 454.57 FEET); THENCE S48°38'06"W 87.75 FEET (PLAT: 87.67 FEET) TO THE EASTERLY RIGHT-OF-WAY OF THE MOUNTAIN VIEW CORRIDOR (STATE ROUTE 85); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES: N32°46'47"W 0.74 FEET; THENCE N30°26'24"W 206.28 FEET; THENCE N49°05'36"E 37.47 FEET; THENCE N40°54'24"W 149.31 FEET; THENCE N23°38'36"W 378.38 FEET; THENCE N19°32'35"W 357.21 FEET; THENCE N3°54'49"E 133.37 FEET; THENCE N70°27'25"E 126.81 FEET; THENCE N8°24'01"E 127.59 FEET; THENCE N31°04'25"W 179.83 FEET; THENCE N85°48'05"W 145.75 FEET; THENCE S75°58'16"W 48.42 FEET; THENCE N14°59'13"W 731.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 4, 2019 AS ENTRY NO. 13091874 IN BOOK 10841 AT PAGE 3585 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS SOUTH 89°58'45" WEST 1491.42 FEET AND NORTH 2471.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 57°13'13" EAST 100.79 FEET; THENCE NORTH 03°07'59" EAST 41.49 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 27°03'19" WEST) 20.59 FEET (CHORD NORTH 39°21'15" EAST 20.01 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 76.75 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°14'35" WEST) 12.34 FEET (CHORD NORTH 20°21'51" EAST 12.33 FEET); THENCE NORTH 24°58'11" EAST 26.18 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 276.75 FOOT RADIUS CURVE TO THE RIGHT 50.68 FEET (CHORD NORTH 30°12'57" EAST 50.61 FEET) TO A POINT OF TANGENCY; THENCE NORTH 35°27'43" EAST 48.94 FEET; THENCE NORTH 32°52'23" EAST 86.69 FEET; THENCE NORTH 30°51'34" EAST 28.21 FEET; THENCE NORTH 37°23'44" EAST 58.87 FEET; THENCE NORTH 35°19'07" WEST 30.17 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 35°19'07" WEST) 23.30 FEET (CHORD NORTH 12°00'28" EAST 25.76 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 545.00 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 59°20'03" EAST) 269.53 FEET (CHORD NORTH 16°29'52"

WEST 266.80 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 544.38 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87°39'44" EAST) 92.15 FEET (CHORD NORTH 02°30'43" EAST 92.04 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°38'29" WEST) 123.07 FEET (CHORD NORTH 46°53'03" WEST 105.49 FEET); THENCE NORTH 11°07'36" WEST 87.34 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1528.85 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°54'41" EAST) 585.66 FEET (CHORD SOUTH 66°06'52" WEST 582.08 FEET); THENCE SOUTH 30°26'17" EAST 63.22 FEET; THENCE SOUTH 32°46'47" EAST 760.43 FEET TO THE POINT OF BEGINNING. (AKA PARCEL D)