

SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO:

CW Trail Crossing, LLC
c/o McKenna Christensen
610 North 800 West
Centerville, Utah 84014

SL COUNTY PARCEL # 26-24-353-018

SPECIAL WARRANTY DEED

Effective as of March 10, 2025, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WDG Trail Crossing, LLC, a Utah limited liability company as Grantor, grants, conveys and warrants, against Grantor's own actions and those claiming by, through or under Grantor, to CW Trail Crossing, LLC, a Utah limited liability company, as Grantee, the real property, together with all tenements, hereditaments, and appurtenances thereunto belonging, located in Salt Lake County, Utah (the "**Property**") described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO the reservations, easements, covenants, conditions, restrictions, encumbrances, and non-financial encumbrances that are enforceable in law or in equity.

Grantor does hereby covenant to and with the Grantee that the Grantee is the owner of an undivided interest in fee simple of the Property and that Grantor will warrant and defend the same against all claiming by, though or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the 10th day of March, 2025.

[SIGNATURES ON FOLLOWING PAGE]

14359903 B: 11557 P: 5116 Total Pages: 3
03/19/2025 02:52 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CW TRAIL CROSSING, LLC
610 NORTH 800 WEST CENTERVILLE, UT 84014



WITNESS the hand(s) of said grantor(s), this 18th day of March, 2025.

WDG TRAIL CROSSING, L.L.C.
a Utah limited liability company

By: Cole West Entity Services, LLC (f/k/a CW The Manager, LLC)
Its: Manager

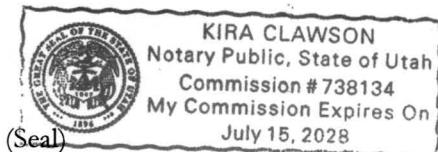
By: Cole West, LLC (f/k/a CW Development Group, LLC)
Its: Manager

By: Colin Wright
Print Name: Colin Wright
Its: Manager

STATE OF UTAH)
)
COUNTY OF DAVIS)

On this 18th day of March, 2025, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he, is the Manager of Cole West, LLC, which is the manager of Cole West Entity Services, LLC, who is the manager of WDG Trail Crossing, and said document was signed by him on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal



Kira Clawson
Notary Public

EXHIBIT A

Legal Description of Property

Salt Lake County Parcel No. 26-24-353-018

Lot C-109, Kennecott Daybreak Vlge 7a Pl 1 Sub. 10386-9112