

14378623 B: 11567 P: 9820 Total Pages: 4
04/30/2025 04:59 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Wood Ranch Development, LLC, a Utah limited liability company
PO Box 901339
Sandy, UT 84090



File No.: 188863-DMF

SPECIAL WARRANTY DEED

G & N Wood Properties, L.L.C., a Utah limited liability company (formerly a Colorado limited liability company),

GRANTOR(S), of West Jordan, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Wood Ranch Development, LLC, a Utah limited liability company,

GRANTEE(S), of Sandy, 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.: 20-28-200-011-4001, 20-27-100-009-4001 and 20-27-176-002-4001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30th day of April, 2025.

G & N Wood Properties, L.L.C., a Utah limited liability company

BY: *Norma G. Wood*

Norma G. Wood
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 30th day of April, 2025, before me, personally appeared Norma G. Wood, 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 G & N Wood Properties, L.L.C., a Utah limited liability company.

Jennifer Sandstrom
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point on the South Right-of-Way Line of Chamomile Way, said point lie North 00°06'38" West 4216.401 feet along the Section Line and West 440.010 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'22" West 408.000 feet to a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (8) courses: 1) North 81°57'38" West 134.509 feet to a point on a 639.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 80.237 feet); 2) along the arc of said curve 80.290 feet through a central angle of 07°11'57"; 3) North 74°45'41" West 235.532 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 15°14'19" West, Chord: North 81°57'55" West 67.216 feet); 4) along the arc of said curve 67.394 feet through a central angle of 14°24'29"; 5) North 89°10'10" West 113.556 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 00°49'50" West, Chord: South 80°27'25" West 96.515 feet); 6) along the arc of said curve 97.044 feet through a central angle of 20°44'50"; 7) South 70°05'00" West 88.688 feet to a point on a 267.098 foot radius non tangent curve to the left, (radius bears South 19°54'21" East, Chord: South 66°53'20" West 29.868 feet); 8) along the arc of said curve 29.884 feet through a central angle of 06°24'38" to a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 19°55'21" West 96.446 feet; 2) South 70°05'00" West 12.956 feet to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (4) courses: 1) North 19°55'00" West 0.218 feet; 2) South 70°05'00" West 58.813 feet; 3) North 19°55'00" West 13.764 feet; 4) North 36°41'34" West 17.813 feet to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 20°26'33" West 57.073 feet to a point on a 183.500 foot radius non tangent curve to the left, (radius bears South 23°39'44" East, Chord: South 62°57'44" West 21.609 feet); 2) along the arc of said curve 21.622 feet through a central angle of 06°45'04" to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 30°07'30" West 44.247 feet; 2) North 30°26'20" West 100.243 feet to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder and a point on a 329.000 foot radius non tangent curve to the right, (radius bears South 30°22'33" East, Chord: North 64°20'27" East 54.105 feet); thence along said parcel the following (2) courses: 1) along the arc of said curve 54.166 feet through a central angle of 09°25'59"; 2) North 23°18'56" West 18.678 feet to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 21°07'30" West 1.549 feet; 2) North 21°14'50" West 99.982 feet to the Southeasterly Right-of-Way Line of Sage Run Road and a point on a 455.000 foot radius non tangent curve to the right, (radius bears South 21°14'50" East, Chord: North 69°25'05" East 10.567 feet); thence along said Sage Run Road the following (3) courses: 1) along the arc of said curve 10.567 feet through a central angle of 01°19'50"; 2) North 70°05'00" East 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 67°08'41" East 52.804 feet); 3) along the arc of said curve 52.827 feet through a central angle of 05°52'38"; thence South 25°46'17" East 62.527 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears North 64°13'43" East, Chord: South 35°17'38" East 70.145 feet); thence along the arc of said curve 70.469 feet through a central angle of 19°02'42"; thence South 44°49'00" East 50.370 feet to a point on a 362.000 foot radius tangent curve to the left, (radius bears North 45°11'00" East, Chord: South 59°47'20" East 187.048 feet); thence along the arc of said curve 189.194 feet through a central angle of 29°56'41"; thence South 74°45'41" East 282.225 feet to a point on a 410.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 51.483 feet); thence along the arc of

said curve 51.516 feet through a central angle of 07°11'57"; thence South 81°57'38" East 85.531 feet; thence North 08°02'22" East 180.000 feet to said South Right-of-Way Line of Chamomile Way; thence along said Chamomile Way South 81°57'38" East 65.000 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the Northwestern Right-of-Way Line of Sage Run Road and a point on a 455.000 foot radius non tangent curve to the right, (radius bears North 23°01'05" West, Chord: South 68°31'58" West 24.627 feet), said point lies North 00°06'38" West 4432.114 feet along the Section Line and West 1247.583 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Sage Run Road the following (3) courses: 1) along the arc of said curve 24.630 feet through a central angle of 03°06'05"; 2) South 70°05'00" West 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 69°02'38" West 18.685 feet); 3) along the arc of said curve 18.686 feet through a central angle of 02°04'44" to a point of compound curvature with a 330.000 foot radius non tangent curve to the left, (radius bears South 18°22'00" East, Chord: South 69°14'23" West 27.562 feet) to a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder; thence along said parcel and the arc of said curve 27.570 feet through a central angle of 04°47'13" to a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 23°33'25" West 83.695 feet to a point on a 600.000 foot radius non tangent curve to the right, (radius bears South 24°50'45" East, Chord: North 66°50'46" East 35.431 feet); 2) along the arc of said curve 35.436 feet through a central angle of 03°23'02" to said parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder; thence along said parcel the following (2) courses: 1) North 70°05'00" East 340.249 feet to a point on a 335.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 70°01'25" East 0.698 feet); 2) along the arc of said curve 0.698 feet through a central angle of 00°07'10"; thence South 22°05'18" East 84.177 feet to the point of beginning.

PARCEL 3:

Beginning at a point on a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder, said point also being on a 503.000 foot radius non tangent curve to the right, (radius bears South 10°09'28" West, Chord: South 75°06'42" East 82.964 feet), said point lies North 116.361 feet and West 4294.956 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along said parcel the following (4) courses: 1) along the arc of said curve 83.058 feet through a central angle of 09°27'40"; 2) South 24°42'06" East 8.435 feet to a point on a 497.000 foot radius non tangent curve to the right, (radius bears South 20°17'54" West, Chord: South 68°25'00" East 22.290 feet); 3) along the arc of said curve 22.292 feet through a central angle of 02°34'12"; 4) South 31°43'04" West 47.627 feet to a point on a 450.000 foot radius non tangent curve to the left, (radius bears South 21°56'07" West, Chord: North 73°57'12" West 92.336 feet); thence along the arc of said curve 92.499 feet through a central angle of 11°46'39"; thence North 10°09'28" East 53.000 feet to the point of beginning.