

E 154210 B 370 P 1199  
Date 25-Nov-2020 12:34PM  
Fee: \$40.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE LAYTON  
Recorded Electronically by Simplifile

ORDER NO. 167242/LAY

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
COTTONWOOD SPRING VIEW, LLC  
c/o RULON C. GARDNER  
201 SOUTH MAIN STREET #2015  
SALT LAKE CITY, UT, 84111

### WARRANTY DEED

**COTTONWOOD SPRING VIEW, L.L.C., a Utah Limited Liability Company**

Grantor, organized and existing under the laws of the State of Utah with its principal office at 201 SOUTH MAIN STREET #2015, SALT LAKE CITY, County of SALT LAKE, State of UT hereby CONVEYS and WARRANTS to

Grantor,

**COTTONWOOD SPRING VIEW, LLC, a Utah Limited Liability Company**

of SALT LAKE CITY, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in MORGAN county, State of UT, to-wit

Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

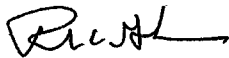
00-0086-1894, 03-005-108-13, 00-0085-5460, 03-005-108-06-2

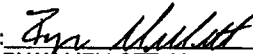
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution adopted by the Manager/Members of the grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the grantor has caused its Limited Liability Company name and seal to hereunto affixed by its duly Authorized Member(s), this 24th day of November, 2020.

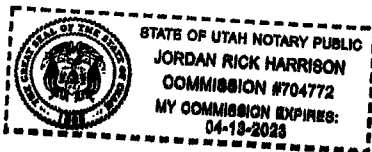
COTTONWOOD SPRING VIEW, L.L.C., a Utah Limited Liability Company

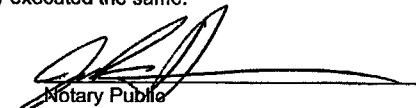
By:   
RULON C. GARDNER, Manager

By:   
RYAN MELLOTT, Manager

STATE OF UTAH )  
COUNTY OF Wasatch )

On the 24th day of November, 2020, personally appeared before me RULON C. GARDNER and RYAN MELLOTT, who being duly sworn, did say that they are the Managers of COTTONWOOD SPRING VIEW, L.L.C., a Utah Limited Liability Company, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.



  
Notary Public  
My Commission Expires:  
Residing at:

File No. 167242

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BOUNDARY DESCRIPTION OF THE PROPOSED SUBDIVISION OF THE COTTONWOODS SPRING VIEW PHASE 7A:**

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah. Being more particularly described as follows: Beginning at a point on the easterly right-of-way line of Silverleaf Drive, said point being North 00°12'38" West 1984.59 feet along the section line and North 89°47'22" East 2024.32 feet and running thence: North 89°54'51" East 191.02 feet; thence South 59°23'23" East 175.00 feet; thence southwesterly 45.81 feet along the arc of a 227.50-foot radius non-tangent curve to the right (center bears North 59°23'23" West and the long chord bears South 36°22'42" West 45.73 feet with a central angle of 11°32'10"); thence South 58°23'46" East 326.52 feet; thence North 31°36'14" East 42.97 feet; thence South 58°23'46" East 175.00 feet; thence South 31°36'14" West 10.15 feet; thence South 58°23'46" East 250.63 feet; thence North 16°40'58" East 59.26 feet; thence North 06°35'41" East 175.31 feet; thence East 298.87 feet to that certain boundary line agreement described in Entry No. 91580 in Book 191 Page 0470 of Morgan County Records; thence South 08°00'08" West 1034.66 feet; thence North 80°14'06" West 313.93 feet; thence North 54°34'00" West 354.07 feet; thence North 66°08'58" West 811.74 feet to said easterly right-of-way line of Silverleaf Drive; thence along said easterly right-of-way line the following nine (9) courses and distance: (1) Northerly 100.15 feet along the arc of a 230.00-foot radius non-tangent curve to the left (center bears North 66°08'58" West and the long chord bears North 11°22'36" East 99.36 feet with a central angle of 24°56'52"); (2) North 01°05'50" West 140.21 feet; (3) Northerly 25.88 feet along the arc of a 367.00-foot radius tangent curve to the right (center bears North 88°54'10" East and the long chord bears North 00°55'23" East 25.88 feet with a central angle of 04°02'27"); (4) Northeasterly 25.38 feet along the arc of a 15.00 feet radius curve to the right (center bears South 87°03'23" East and the long chord bears North 51°24'39" East 22.46 feet with a central angle of 96°56'05"); (5) North 09°52'42" East 55.00 feet; (6) Northwesterly 25.38 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 09°52'42" East and the long chord bears North 31°39'15" West 22.46 feet with a central angle of 96°56'05"); (7) Northerly 72.04 feet along the arc of a 367.00-foot radius curve to the right (center bears South 73°11'13" East and the long chord bears North 22°26'11" East 71.92 feet with a central angle of 11°14'48"); (8) North 28°03'35" East 144.53 feet; (9) Northerly 162.25 feet along the arc of a 433.00 feet-foot radius tangent curve to the left (center bears North 61°56'25" West and the long chord bears North 17°19'30" East 161.30 feet with a central angle of 21°28'09") to the Point of Beginning.

00-0086-1894, 03-005-108-13, 00-0085-5460, 03-005-108-06-2