

E 162371 B 396 P 916  
Date 22-Nov-2022 09:14AM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY,  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Enclave theROAM, LLC, a Delaware limited liability company  
1222 W. Legacy Crossing Blvd., Ste 6  
Centerville, UT 84014



File No.: 164151-CAF

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## SPECIAL WARRANTY DEED

**CW Land Co., LLC, a Utah limited liability company**

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

**Enclave theROAM, LLC, a Delaware 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 **Morgan County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 00-0089-0924; Serial No. 09-005-044-02-1-3-3 and 00-0089-0955; Serial No. 09-005-044-02-1-4-2** (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]*

Dated this 21st day of November, 2022.

CW Land Co., LLC, a Utah limited liability company

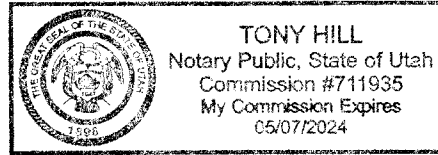
BY: Colin H. Wright  
Colin H. Wright  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 21st day of November, 2022, before me, personally appeared Colin H. Wright, 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 CW Land Co., LLC, a Utah limited liability company.

Tony Hill  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land, situated in the Northwest quarter of Section 25 and the Southwest quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest corner of said Section 25, and running thence South 00°06'33" East 111.40 feet; thence North 89°53'27" East 201.64 feet; thence Easterly 183.72 feet along the arc of a 55.00-foot radius non-tangent curve to the right (center bears North 66°23'17" East and the long chord bears North 72°04'57" East 109.46 feet with a central angle of 191°23'20"); thence Southeasterly 7.73 feet along the arc of a 15.00-foot radius curve to the left (center bears North 77°46'37" East and the long chord bears South 26°59'23" East 7.65 feet with a central angle of 29°32'00"); thence South 41°45'23" East 25.41 feet; thence Southerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the right (center bears South 48°14'37" West and the long chord bears South 20°55'58" East 127.98 feet with a central angle of 41°38'50"); thence South 00°06'33" East 463.06 feet to a point on the Northerly line of Roam Single Family Phase 1 Subdivision; thence along the Northerly and Easterly lines of Roam Single Family Phase 1 Subdivision the following six (6) courses and distances: (1) South 89°53'25" West 582.74 feet; (2) South 13°17'54" West 9.68 feet; (3) North 76°42'06" West 168.38 feet; (4) North 13°17'54" East 71.36 feet; (5) Northerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22"); and (6) North 06°44'28" West 116.93 feet; thence Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 83°15'32" East and the long chord bears North 38°15'32" East 21.21 feet with a central angle of 90°00'00"); thence North 06°44'28" West 60.00 feet; thence North 83°15'32" East 21.14 feet; thence North 00°06'33" West 147.55 feet; thence North 68°59'42" East 363.94 feet to the point of beginning.