

E 162634 B 397 P 770

Date 06-Jan-2023 08:08AM

Fee: \$40.00 ACH

Filed By: SM

BRENDA NELSON, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY,

Recorded Electronically by Simplifile

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
CW Land Co., LLC
Attn: Legal Department
610 N. 800 W.
Centerville, UT 84014

Parcel Nos.: Part of Parcel No:00-0089 /0989 Serial No.10-005-044-02-1-4-2
& Part of Parcel No:00-0090-5460 Serial No.10-005-044-02-1-3-5

SPECIAL WARRANTY DEED

STAKER & PARSON COMPANIES, a Utah corporation, for itself and as successor by merger to Jack B. Parson Companies, a Utah corporation ("**Grantor**"), whose address is 2350 S. 1900 W., STE 100, Ogden, Utah 84401, hereby CONVEYS AND WARRANTS against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting title to the Property or any part thereof, by, through, under, or based on the acts of Grantor, but none other, to CW LAND CO., LLC, a Utah limited liability company ("**Grantee**"), whose address is 610 N. 800 W., Centerville, Utah 84014 for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah (the "**Property**"), to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to a restrictive covenant prohibiting the use of the Property for the (i) mining, excavation or extraction of sand, gravel, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, asphalt, roadbeds, railroad ballast or other use), (ii) resale yard for aggregates, (iii) operation of an asphalt plant or asphalt-related business, (iv) operation of concrete block plant, (v) operation of concrete batch plant (including both ready-mix plants and central-mix plants) or related businesses. This restriction shall run with the land and be binding upon Grantee's successors and assigns and all subsequent owners of the Property until its natural expiration or earlier termination by Grantor; and

Subject to (i) any and all laws, statutes, ordinances, codes, rules, regulations, requirements or executive mandates, as the same may be amended subsequent to the date of this conveyance, affecting the Property, (ii) encroachments, if any, on any street or highway, (iii) such matters as would be disclosed by a current and accurate survey or inspection of the Property, (iv) real estate taxes, assessments and water and sewer charges for the current year, not yet due and payable, and (iv) all matters of record.

{Signature on following page}

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its representative thereto duly authorized this 5th day of January, 2023.

STAKER & PARSON COMPANIES,
a Utah corporation

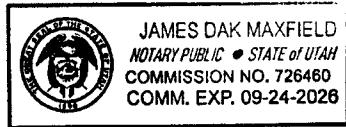
By: Jake Goodliffe
Name: Jake Goodliffe
Title: Vice President

STATE OF UTAH)
 §
COUNTY OF Weber)

On this 5th day of January, 2023, before me, personally appeared Jake Goodliffe, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document and acknowledged before me that she/he executed the same on behalf of Staker & Parson Companies, a Utah corporation.

Witness my hand and official seal.

Jim DeWahl
(Notary Public)



(Seal)

Exhibit "A"
(Legal Description)

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET, SAID POINT BEING SOUTH 00°05'20" WEST 1544.04 FEET AND SOUTH 89°54'40" EAST 276.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 82°15'02" EAST 161.94 FEET; THENCE SOUTH 07°43'22" EAST 200.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY ROAD (HIGHWAY 30); THENCE SOUTH 82°28'43" WEST 146.87 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A DELTA ANGLE OF 89°57'41", A CHORD BEARING OF NORTH 52°32'14" WEST, AND A CHORD LENGTH OF 21.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET; THENCE NORTH 07°45'37" WEST 184.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 32,371 SQUARE FEET OR 0.743 ACRES.