

E 162644 B 397 P 796
Date 09-Jan-2023 03:02PM
Fee: \$40.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: LINCOLN TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

File No. 037381

Mall Tax Notice to Grantee(s) and
When Recorded Return to:
5025 S Adams Ave
Ogden, UT 84401

SPECIAL WARRANTY DEED

CW Land Co., LLC, Grantor(s),

hereby CONVEY(S) and WARRANT(S) to:

Goldenwest Federal Credit Union, Grantee(s),

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Morgan County,
State of Utah:

SEE ATTACHED EXHIBIT 'A'

Pt. 00-0089-0989 & Pt. 00-0089-5460

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants,
Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

*This Special Warranty Deed ("Deed") shall constitute a bona fide division of land by deed in accordance
with Utah Code Ann. 17-27a-103(70)(c)(vi), whereby this Deed (i) is made in anticipation of future land
use approvals on the property; (ii) does not confer any land use approvals; and (iii) has not been
approved by the applicable land use authority.*


WITNESS, the hand(s) of said grantor(s), this 6 day of January, 2023.

CW Land Co., LLC
By: CW Development Group, LLC
Its: Manager


By: Colin H. Wright, Manager

STATE OF UTAH)
)
) :SS
COUNTY OF Davis)

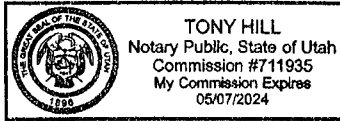
On the 6 day of January, 2023, personally appeared before me, Colin H. Wright, who did say that he is the Manager of CW Development Group, LLC, as Manager of CW Land Co., LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of CW Land Co., LLC and he/she/they duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public

My Commission Expires: 5-7-24

Residing at: Davis County, Utah



Escrow File No.: 037381

EXHIBIT "A"

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 MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION 25, AND BEING N89°54'52W (N89°43'35"W RECORD FOR ROAM PHASE 1 TOWNHOMES AND ROAM PHASE 1A SINGLE FAMILY.) FROM THE NORTH 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.

Tax ID: Pt. 00-0089-0989 & 00-0090-5460