

E 163226 B 399 P 661  
Date 12-Apr-2023 11:44AM  
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:  
CW Land Co., LLC, a Utah limited liability company  
610 North 800 West  
Centerville, UT 84014



File No.: 167361-CAF

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## SPECIAL WARRANTY DEED

**Staker & Parson Companies, a Utah corporation, and Staker & Parson Companies, a Utah corporation, as successor by merger to Jack B. Parson Companies, a Utah corporation,**

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

**CW Land Co., LLC, a Utah 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.:** 00-0090-5460; **Serial No.** 10-005-044-02-1-3-5, 00-0090-6516; **Serial No.** 10-005-044-02-1-4-4 and 00-0090-9005; **Serial No.** 09-005-044-02-1-3-6 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 11th day of April, 2023.

Staker & Parson Companies, a Utah corporation

BY: Michael Kurz  
Michael Kurz  
President

STATE OF UTAH

COUNTY OF Salt Lake

On this 11th day of April, 2023, before me, personally appeared Michael Kurz, 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 Staker & Parson Companies, a Utah corporation.

[Signature]  
Notary Public



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

PARCEL 1:

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 WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING S00°05'20"W 1115.74 FEET AND S89°54'40"E 945.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING N00°05'20"E 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE N89°32'04"E 127.70 FEET TO THE WEST BOUNDARY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE S00°21'30"E ALONG SAID WEST LINE, 470.98 FEET; THENCE S89°38'37"W 75.02 FEET; THENCE S00°21'23"E 66.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY ROAD (HIGHWAY 30); THENCE ALONG SAID NORTHERLY LINE, A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 879.92 FEET, AN ARC LENGTH OF 40.00 FEET, A DELTA ANGLE OF 02°36'17", A CHORD BEARING OF S86°50'10"W, AND A CHORD LENGTH OF 40.00 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.25 FEET, A DELTA ANGLE OF 77°20'54", A CHORD BEARING OF N39°08'22"W, AND A CHORD LENGTH OF 18.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE N00°27'56"W ALONG SAID EASTERLY LINE, 524.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PROPOSED LOT 2 OF ROAM COMMERCIAL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 S00°05'20"W 1205.12 FEET AND S89°54'40"E 313.63 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING N00°05'20"E 2671.89 FEET FROM THE WITNESS MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION 25, AND BEING N89°54'52"W [N89°43'35"W RECORD FROM ROAM PHASE 1 TOWNHOMES AND ROAM PHASE 1A SINGLE FAMILY] FROM THE NORTH QUARTER CORNER OF SAID SECTION 25); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.44 FEET, A DELTA ANGLE OF 81°53'23", A CHORD BEARING OF N68°13'02"E, AND A CHORD LENGTH OF 19.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SNOW CANYON ROAD; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S70°50'17"E 41.15 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 95.10 FEET, A DELTA ANGLE OF 19°27'34", A CHORD BEARING OF S80°34'03"E, AND A CHORD LENGTH OF 94.64 FEET; (3) N89°42'10"E 407.29 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.52 FEET, A DELTA ANGLE OF 89°49'15", A CHORD BEARING OF S45°22'40"E, AND A CHORD LENGTH OF 21.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S00°27'56"E 411.86 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.72 FEET, A DELTA ANGLE OF 82°56'57", A CHORD BEARING OF SOUTH 41°00'32" WEST, AND A CHORD LENGTH OF 19.87 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OLD HIGHWAY ROAD; THENCE S82°29'01"W 416.55 FEET

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N07°43'22"W 200.61 FEET; THENCE S82°15'02"W 161.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N07°45'37"W 6.88 FEET; (2) N10°50'03"W 46.62 FEET; (3) N07°45'37"W 7.48 FEET; AND (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 287.40 FEET, A DELTA ANGLE OF 35°02'07", A CHORD BEARING OF N09°45'17"E, AND A CHORD LENGTH OF 282.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MT. GREEN, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF OLD HIGHWAY ROAD, BEING 1773.11 FEET SOUTH 0°05'20" WEST ALONG THE SECTION LINE AND 69.00 FEET SOUTH 89°54'40" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID NORTHWEST CORNER BEING NORTH 0°05'20" EAST 2671.89 FEET FROM THE WITNESS MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION 25, AND BEING NORTH 89°54'52" WEST [NORTH 89°43'35" WEST RECORD FOR ROAM PHASE 1 TOWNHOMES AND ROAM PHASE 1A SINGLE FAMILY.]; THENCE NORTH 0°30'23" EAST 218.70 FEET; THENCE NORTH 62°30'54" WEST 514.41 FEET; THENCE NORTH 16°02'12" WEST 256.15 FEET TO THE EASTERLY LINE OF TRAPPERS LOOP ROAD (SR-167); THENCE 149.94 FEET NORTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF A 922.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 9°18'49" AND LONG CHORD OF NORTH 40°35'46" EAST TO THE SOUTHERLY LINE OF ROAM PHASE 1 TOWNHOMES AS RECORDED WITH THE MORGAN COUNTY RECORDER; THENCE NINE (9) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) SOUTH 78°42'08" EAST 122.53 FEET; (2) NORTH 49°10'39" EAST 36.46 FEET TO A POINT OF CURVATURE; (3) SOUTHEASTERLY 24.32 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 24°01'21", AND LONG CHORD OF SOUTH 52°50'02" EAST 24.14 FEET (CENTER BEARS NORTH 49°10'39" EAST); (4) SOUTH 25°28'57" WEST 0.46 FEET TO A POINT OF CURVATURE; (5) EASTERLY 12.12 FEET ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 06°50'24", AND LONG CHORD OF SOUTH 69°07'28" EAST 12.11 FEET (CENTER BEARS NORTH 24°17'45" EAST); (6) NORTH 19°09'43" EAST 5.50 FEET; (7) SOUTH 70°50'17" EAST 307.65 FEET TO A POINT OF CURVATURE; (8) SOUTHEASTERLY 82.35 FEET ALONG THE ARC OF A 236.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 19°56'58", AND LONG CHORD OF SOUTH 60°51'53" EAST 81.93 FEET (CENTER BEARS SOUTH 19°09'38" WEST) TO A POINT OF REVERSE CURVATURE; (9) SOUTHEASTERLY 81.76 FEET ALONG THE ARC OF A 263.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 17°46'39", AND LONG CHORD OF SOUTH 59°46'44" EAST 81.43 FEET TO THE WESTERLY LINE OF ROAM PHASE 1A SINGLE FAMILY AS RECORDED WITH THE MORGAN COUNTY RECORDER, AND A POINT OF CURVATURE; THENCE SEVEN (7) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTHEASTERLY 18.91 FEET ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 39°23'58", AND LONG CHORD OF SOUTH 48°58'02" EAST 18.54 FEET (CENTER BEARS SOUTH 21°19'59" WEST); (2) SOUTH 27°40'57" WEST 9.33 FEET TO A POINT OF CURVATURE; (3) SOUTHERLY 329.11 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 35°34'43", AND LONG CHORD OF SOUTH 10°01'45" WEST 323.85 FEET (CENTER BEARS SOUTH 62°10'54" EAST); (4) SOUTH 7°45'37" EAST 12.67 FEET; (5) SOUTH 5°20'10" EAST 35.47 FEET; (6) SOUTH 7°45'37" EAST 185.87 FEET TO A POINT OF CURVATURE; AND (7) SOUTHERLY 29.28 FEET ALONG THE ARC OF A 38.18 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 43°56'36", AND LONG CHORD OF SOUTH 14°07'13" WEST 28.57 FEET (CENTER BEARS SOUTH 82°08'55" WEST) TO THE NORTHERLY LINE OF OLD HIGHWAY ROAD; THENCE TWO (2) COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: (1) SOUTH 82°29'15" WEST 111.69 FEET; AND (2) WESTERLY

50.76 FEET ALONG THE ARC OF A 1703.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF  $1^{\circ}42'27''$ , AND LONG CHORD OF SOUTH  $83^{\circ}00'08''$  WEST 50.76 FEET TO THE POINT OF BEGINNING.