

E 164053 B 402 P 645  
Date 21-Aug-2023 12:24PM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGEN  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Kappos Investments, L.L.C., a Utah limited liability company  
4829 Cattle Drive  
Mountain Green, UT 84050



File No.: 165647-MMF

---

## SPECIAL WARRANTY DEED

**CW Roam, 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

**Kappos Investments, L.L.C., a Utah limited liability company,**

**GRANTEE(S)**, of Mountain Green, 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:

Unit 169, Building G, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

**TAX ID NO.:** 00-0090-3260; **Serial No.** 09-ROAMTWN1-0169 (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 17th day of August, 2023.

CW Roam, LLC,  
a Utah limited liability company

BY: CW Urban, LLC, a Utah limited  
liability company  
Its: Managing Member

BY: CW Development Group, LLC, a Utah  
limited liability company  
Its: Manager

BY:   
\_\_\_\_\_  
Holton Hunsaker  
Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On the 17<sup>th</sup> day of August, 2023, personally appeared before me Holton Hunsaker, who acknowledged himself to be the Authorized Agent of CW Development Group, LLC, a Utah limited liability company, Manager of CW Urban, LLC, a Utah limited liability company, Managing Member of CW Roam, LLC, a Utah limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public

