

E 164357 B 403 P 935
Date: 29-Sep-2023 03:27PM
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:
Fatima Dedrickson and Benjamin Dedrickson
2535 East 2700 North
Layton, UT 84040



File No.: 171653-MMF

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

Fatima Dedrickson and Benjamin Dedrickson, wife and husband as joint tenants,

GRANTEE(S), of Layton, 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:

Lot 220, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0092-2804; **Serial No.** 09-ROAMSFR2A-0220 (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 21st day of September, 2023.

CW Land Co, LLC,
a Utah limited liability company

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

BY: *[Signature]*
Holton Hunsaker
Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On the 20th day of September, 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, Managing Member of CW Land Co, LLC, a Utah limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

