

E 164457 B 404 P 15  
Date 18-Oct-2023 11:27AM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Alex Grosvenor and Britta Ritter-Armour  
1 University Place, Apt 208  
New York City, NY 10003-4522



File No.: 172390-DWF

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## 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

**Alex Grosvenor and Britta Ritter-Armour, joint tenants,**

**GRANTEE(S)**, of New York City, State of New York

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

**TAX ID NO.:** 00-0092-2807; **Serial No. 09-ROAMSFR2A-0223** (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 <sup>17<sup>th</sup></sup>~~16<sup>th</sup>~~ day of October, 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]*  
Darlene Carter  
President

STATE OF UTAH

COUNTY OF DAVIS

On the <sup>17<sup>th</sup></sup> day of October, 2023, personally appeared before me Darlene Carter, who acknowledged herself to be the President CW Development Group, LLC, a Utah limited liability company, Managing Member of CW Land Co, LLC, a Utah limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

*[Signature]*  
Notary Public

