

E 165140 B 406 P 815

Date 01-Feb-2024 04:27PM

Fee: \$40.00 ACH

Filed By: JM

BRENDA NELSON, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
CW The Roam Towns II, LLC, a Utah limited liability company
610 N 800 W
Centerville, UT 84014



File No.: 173822-CAF

WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby Conveys and Warrants to

CW The Roam Towns II, 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.: 00-0090-9006; **Serial No.** 09-005-044-02-1-4-7 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1 day of Feb., 2024.

CW Land Co., LLC, a Utah limited liability company

BY: [Signature]
Name: Colin Wright
Its: Manager

STATE OF UTAH
COUNTY OF ^{Davis} SALT LAKE

On 1 day of February, 2024, before me, personally appeared Colin Wright, 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 CW Land Co., LLC, a Utah limited liability company.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Proposed ROAM PHASE 2 TOWNHOMES, being more particularly described as follows:

A parcel of land, situated in the Northwest quarter of Section 25 and the Northeast quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah, being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 418.93 feet along the section line South 00°16'25" West 151.46 feet from the Northwest Corner of said Section 25 and running thence; South 39°45'59" East 34.71 feet; thence North 69°02'40" East 15.70 feet to the Westerly right-of-way line of 5000 West Street; thence along said Westerly right-of-way line the following five (5) courses and distances: 1) Southerly 160.11 feet along the arc of a 340.00-foot radius non-tangent curve to the left (center bears South 69°45'34" East and the long chord bears South 06°44'59" West 158.64 feet with a central angle of 26°58'56"); 2) South 06°44'28" East 195.97 feet; 3) Southerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the right (center bears South 83°15'32" West and the long chord bears South 03°16'43" West 94.51 feet with a central angle of 20°02'19"); 4) South 13°17'54" West 83.57 feet; 5) Southerly 89.75 feet along the arc of a 1971.60-foot radius tangent curve to the right (center bears North 76°42'06" West and the long chord bears South 14°36'08" West 89.74 feet with a central angle of 02°36'29") to the Northerly line of Roam Phase 1 Townhomes Subdivision; thence along Roam Phase 1 Townhomes Subdivision the following ten (10) courses and distances: 1) North 70°39'00" West 79.68 feet; 2) Northerly 25.36 feet along the arc of a 163.50-foot radius non-tangent curve to the left (center bears North 75°28'22" West and the long chord bears North 10°05'03" East 25.33 feet with a central angle of 08°53'08"); 3) North 05°38'29" East 45.93 feet 4) North 84°21'31" West 27.00 feet; 5) Southwesterly 49.78 feet along the arc of a 27.50-foot radius non-tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 57°29'44" West 43.25 feet with a central angle of 103°42'30"); 6) North 70°39'00" West 150.92 feet; 7) Northerly 59.92 feet along the arc of a 27.50-foot radius tangent curve to the right (center bears North 19°21'00" East and the long chord bears North 08°13'49" West 48.75 feet with a central angle of 124°50'24"); 8) North 35°48'37" West 27.00 feet; 9) South 54°11'23" West 88.81 feet; 10) North 35°48'37" West 127.43 feet to the Easterly right-of-way of Trappers Loop Road (Highway 167); thence along said right-of-way the following three (3) courses and distances: 1) North 54°11'41" East 126.43 feet; 2) along section of a spiral curve, having a long chord bearing of North 49°59'43" East 370.62 feet; 3) Northeasterly 97.10 feet along the arc of a 902.16-foot radius non-tangent curve to the left (center bears North 48°05'17" West and the long chord bears North 38°53'20" East 97.05 feet with a central angle of 06°10'00") to the Point of Beginning.