

E 165169 B 406 P 963

Date 08-Feb-2024 11:27AM

Fee: \$40.00 ACH

Filed By: JM

BRENDA NELSON, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, I
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
CW The Range, LLC, a Utah limited liability company
610 North 800 West
Centerville, UT 84014



File No.: 158196-CAF

SPECIAL WARRANTY DEED

Wade Poll Warner, Roger Poll Warner, Paula W. Miller, Jacqueline W. Woody and Robyn W. Casper, Trustees (or successor Trustees) of The Paul and Beverly Warner Family Trust, dated the 6 day of March 2007,

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

CW The Range, 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.: 00-0090-6450; Serial No. 03-005-019-07-2 (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 7th day of February, 2024.

The Paul and Beverly Warner Family Trust,
dated the 6 day of March 2007

BY: Wade Poll Warner
Wade Poll Warner
Trustee

BY: Roger Poll Warner
Roger Poll Warner
Trustee

BY: Paula W. Miller
Paula W. Miller
Trustee


BY: Jacqueline W. Woody
Jacqueline W. Woody
Trustee

BY: Robyn W. Casper
Robyn W. Casper
Trustee

STATE OF UTAH

COUNTY OF Davis

On this 7th day of February, 2024, before me, personally appeared Wade Poll Warner, 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 The Paul and Beverly Warner Family Trust, dated the 6 day of March 2007.



Notary Public



STATE OF UTAH

COUNTY OF Davis

On this 7th day of February, 2024, before me, personally appeared Roger Poll Warner, 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 The Paul and Beverly Warner Family Trust, dated the 6 day of March 2007.



Notary Public

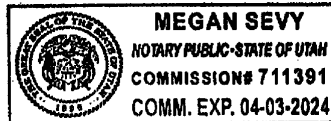


STATE OF UTAH

COUNTY OF Davis

On this 7th day of February, 2024, before me, personally appeared Paula W. Miller, 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 The Paul and Beverly Warner Family Trust, dated the 6 day of March 2007.


Notary Public



STATE OF UTAH

COUNTY OF Davis

On this 7th day of February, 2024, before me, personally appeared Jacqueline W. Woody, 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 The Paul and Beverly Warner Family Trust, dated the 6 day of March 2007.


Notary Public




Notary Public

STATE OF UTAH

COUNTY OF Davis

On this 7th day of February, 2024, before me, personally appeared Robyn W. Casper, 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 The Paul and Beverly Warner Family Trust, dated the 8 day of March 2007.



Notary Public



EXHIBIT A
Legal Description

A parcel of land, situate in the East Half of Section 23, 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 the Southeast corner of Trapper's Pointe P.R.U.D. Plat "B" Subdivision, said point being South 0°22'20" West 1339.81 feet along the section line and North 89°37'40" West 217.08 from the Northeast Corner of said Section 23 and running thence along the westerly right-of-way line of Trappers Loop Road the following four (4) courses and distances: 1. Southerly 288.23 feet along the arc of a 7539.44-foot radius non-tangent curve to the right (center bears South 83°38'01" West and the long chord bears South 05°16'16" East 288.21 feet with a central angle 02°11'25"); 2. thence South 04°11'11" East 273.58 feet; 3. thence South 20°48'59" West 591.49 feet; 4. thence Southerly 321.34 feet along the arc of a 3214.79-foot radius non-tangent curve to the left (center bears North 85°48'49" East and the long chord bears South 07°03'00" East 321.20 feet with a central angle of 05°43'37" to the Northeast corner of Warner Subdivision; thence South 85°00'13" West 536.11 feet (541.25 feet by record) along the northerly line of said subdivision to a found Mountain Engineering rebar and cap also being the Northwest corner of the Warner Subdivision; thence South 84°49'32" West 465.68 feet along the northerly line of Parcel E of the Agricultural Subdivision of the Paul and Beverly Warner Property, a record of survey at the Morgan County Surveyor's Office (Record of Survey No. 739) to a found Mountain Engineering rebar and cap being the Northwest Corner of said Parcel E (Parcel No.: 00-0083-9470); thence North 00°54'30" West 397.92 feet to the Southeast corner of Frontier Estates Subdivision and running thence along the easterly line of said subdivision the following six (6) courses and distance: 1. North 02°01'15" East 471.50 feet; 2. thence North 88°31'20" East 38.35 feet; 3. thence North 01°20'18" East 120.88 feet; 4. thence North 05°54'42" East 241.61 feet; 5. thence North 00°58'52" East 121.01 feet; 6. thence North 01°28'36" West 141.00 feet to the southerly line of Trapper's Pointe P.R.U.D. Plat "B" Subdivision; thence North 88°31'20" E 1,047.73 feet along said southerly line to the Point of Beginning.