

E 165798 B 409 P 647
Date 06-May-2024 02:04PM
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 Flex, LLC, a Utah limited liability company
610 North 800 West
Centerville, UT 84014



File No.: 177010-CAF

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

CW The Roam Flex, 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.: 00-0092-4016; **Serial No.** 10-005-044-02-1-3-7 and 00-0090-9005; **Serial No.** 09-005-044-02-1-3-6 (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 3rd day of May, 2024.

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


By: Colin H. Wright
Its: Manager

STATE OF UTAH
COUNTY OF DAVIS

On the 3rd day of May, 2024, before me, personally appeared Colin H. 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.


Notary Public



EXHIBIT A
Legal Description

PROPOSED FLEX SPACE CONDOMINIUMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING SOUTH 00°05'20" WEST 1116.94 FEET AND SOUTH 89°54'40" EAST 941.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 89°43'47" EAST 131.49 FEET ALONG THE SOUTHERLY LINE OF LOT 126 OF ROAM PHASE 1 TO THE WESTERLY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE SOUTH 00°21'30" EAST 467.52 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°38'25" WEST 75.04 FEET; THENCE SOUTH 00°21'35" EAST 66.76 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY ROAD; THENCE SOUTH 86°49'47" WEST 41.56 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.32 FEET, A DELTA ANGLE OF 92°54'00", A CHORD BEARING OF NORTH 46°43'13" WEST, AND A CHORD LENGTH OF 21.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FUTURE QUEENS GARDEN ROAD; THENCE NORTH 00°16'13" WEST 521.51 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.