

E 166583 B 412 P 1004  
Date 15-Aug-2024 12:32PM  
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:  
Patrick Noar  
5961 North 5000 West  
Mountain Green, UT 84050



File No.: 180408-MMF

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## SPECIAL WARRANTY DEED

**CW The Roam Towns II, 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

**Patrick Noar, married man,**

**GRANTEE(S)**, of Mountain Green, 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:

Unit 228, Building F, ROAM PHASE 2 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

**TAX ID NO.: 00-0093-0146; Serial No. 09-ROAMTWN2-0228** (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 13th day of August, 2024.

CW The Roam Towns II, LLC,  
a Utah limited liability company

BY: CW The Manager, LLC, a Utah limited  
liability company  
Its: Manager

BY: CW Development Group, LLC, a Utah  
Limited liability company  
Its: Manager

BY: \_\_\_\_\_  
Darlene Carter  
President

STATE OF UTAH

COUNTY OF DAVIS

On the 13th day of August, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Development Group, LLC, a Utah limited liability company, Manager of CW The Manager, LLC, a Utah limited company, Manager of CW The Roam Towns II, LLC, a Utah limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner  
Notary Public

