

U27530

AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
CW The Lana, LLC, a Utah limited liability company
610 N 800 W
Centerville, Ut 84014

ENT 14845 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 28 03:14 PM FEE 40.00 BY AC
RECORDED FOR Aspen Title
ELECTRONICALLY RECORDED

WARRANTY DEED

Scandia Residential Real Property I, LLC

Grantor,

of Provo, County of Utah, State of Utah
hereby CONVEY and WARRANT to

CW The Lana, LLC, a Utah limited liability company

Grantee,

of Provo, County of Utah, State of Utah

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the
following tract of land in the County of UTAH, State of UT, to-wit

See Attached Exhibit "A"

22-033-0019

WITNESS the hand of said grantor, this 28 day of February, 2025

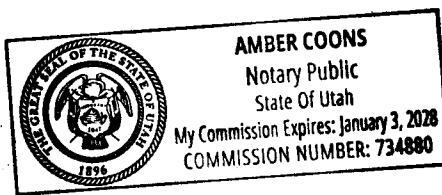
Scandia Residential Real Property I, LLC,
a Utah limited liability company


Rudy Larsen, Manager

STATE OF UTAH)
COUNTY OF DAVIS)
ss)

On the 28 day of February, 2025, personally appeared before me Rudy Larsen, Manager of Scandia Residential Real Property I, LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public



ORDER NUMBER: U27530

EXHIBIT "A"

COMMENCING NORTH $0^{\circ}47'13''$ WEST 357.50 FEET AND WEST 1710.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH $88^{\circ}26'22''$ WEST 157.26 FEET; THENCE NORTH $38^{\circ}59'52''$ WEST 247.41 FEET; THENCE NORTH $41^{\circ}04'$ EAST 35.45 FEET; THENCE NORTH $00^{\circ}57'$ WEST 68.23 FEET; THENCE NORTH $89^{\circ}44'35''$ EAST 275.99 FEET; THENCE SOUTH $0^{\circ}25'03''$ EAST 251.01 FEET; THENCE 36.40 FEET ALONG AN ARC OF 50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH $21^{\circ}16'15''$ EAST 35.60 FEET) TO THE BEGINNING.

ENT 5634:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 27 09:15 AM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

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

186004-CAP

SPECIAL WARRANTY DEED

Cole West Development, a Utah limited liability company, formerly know as CW Urban, 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 Lana, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-033-0072 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements; and all applicable zoning laws and ordinances; and other existing monetary or other encumbrances.

[Signature on following page]

Dated this January 24, 2025

Cole West Development, LLC, a Utah limited liability company

By: Colin H. Wright

Colin H. Wright
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this, January 24, 2025 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 Cole West Development, LLC, a Utah limited liability company.

Kira Clawson
Notary Public

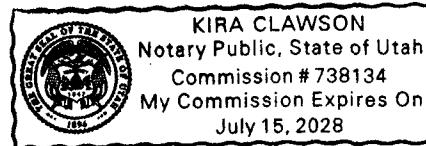


EXHIBIT A
Legal Description

Commencing North 576.34 feet and East 622.66 feet from the South quarter corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 38°53'00" West 35.82 feet; thence North 29°51'45" East 14.3 feet; thence North 54°41'22" East 47.22 feet; thence South 00°57'00" East 40.24 feet; thence South 41 °05'00" West 36.27 feet to the beginning.