



W3180328

Mail Recorded Deed and Tax Notice To:
CW The Basin, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

E# 3180328 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-Aug-21 0423 PM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 136166-CAF

SPECIAL WARRANTY DEED

Pineview Waterside, LLC, a Utah limited liability company

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

CW The Basin, 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 **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-036-0035 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30th day of August, 2021.

Pineview Waterside, LLC, a Utah limited liability company

BY: [Signature]
Jonathan K. Hansen
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 30th day of August, 2021, before me, personally appeared Jonathan K. Hansen, 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 Pineview Waterside, LLC, a Utah limited liability company.

[Signature]
Notary Public

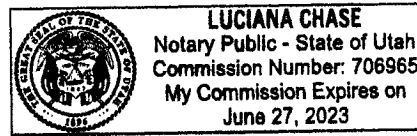


EXHIBIT A
Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 WHICH IS 50.00 FEET PERPENDICULARLY DISTANT SOUTH FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39 AND 42.00 FEET PERPENDICULARLY DISTANT WEST FROM THE CENTERLINE OF SNOW BASIN ROAD, SAID POINT ALSO BEING 720.02 FEET SOUTH 89°36'57" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 24 AND 41.13 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE TWO (2) COURSES ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SNOW BASIN ROAD AS FOLLOWS: SOUTH 4°48'23" WEST 312.86 FEET AND SOUTHWESTERLY ALONG THE ARC OF A 1134.18 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.20 FEET (CENTRAL ANGLE EQUALS 5°55'15" AND LONG CHORD BEARS SOUTH 7°46'00" WEST 117.15 FEET); THENCE NORTH 77°56'13" WEST 457.05 FEET; THENCE NORTH 12°03'47" EAST 156.00 FEET; THENCE SOUTH 77°56'13" EAST 158.81 FEET; THENCE NORTH 13°01'42" EAST 259.93 FEET TO A NON-TANGENT CURVE 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1959.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 245.98 FEET (CENTRAL ANGLE EQUALS 7°11'28" AND LONG CHORD BEARS SOUTH 80°34'02" EAST 245.82 FEET) TO THE POINT OF BEGINNING.