



\*W3324291\*

MAIL TAX NOTICE TO GRANTEE:  
CW Investments, LLC , a Utah Limited Liability Company  
1750 S. 1900 W. Ste. B6  
West Haven, UT 84401  
File Number: 2483458MLH

E# 3324291 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-May-24 0320 PM FEE \$40.00 DEP SD  
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)  
ELECTRONICALLY RECORDED

### WARRANTY DEED

Anselmi Acres, LLC, a Utah Limited Liability Company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

CW Investments, LLC , a Utah Limited Liability Company, GRANTEE

the following tract of land in Weber County, State of Utah, to-wit

See Attached Legal Description  
TAX ID NUMBER FOR PROPERTY: 15-057-0068 ds

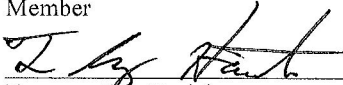
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this 1st day of May, 2024.

Anselmi Acres, LLC, a Utah Limited Liability Company  
By its Member  
Steward Land Holdings, LLC, a Utah Limited Liability  
Company



Bradley Brown  
Member

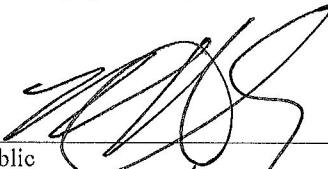
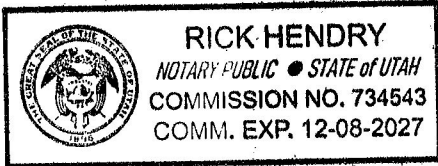


Terrance Sky Hazlehurst  
Member

STATE OF: UTAH

COUNTY OF: WEBER

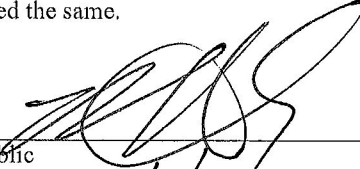
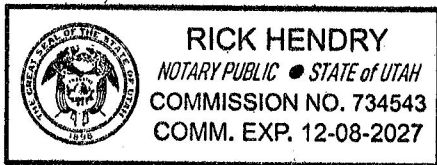
On this 1 day of MAY 2024, personally before me appeared Bradley Brown, who proven on the basis of satisfactory evidence is the Member of Anselmi Acres, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 12/8/27

STATE OF: UTAH

COUNTY OF: WEBER

On this 1 day of MAY 2024, personally before me appeared Terrance Sky Hazlehurst, who proven on the basis of satisfactory evidence is the Member of Anselmi Acres, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 12/8/27

## EXHIBIT A

File No.: 2483458MLH

## LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER OF SECTION LINE OF SAID SECTION 21, SAID POINT BEING S89°12'03"E 945.50 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING N89°12'03"W 2651.49 FEET FROM THE CENTER OF SAID SECTION 21): THENCE S89°12'03"E ALONG SAID SECTION LINE, 374.16 FEET; THENCE S00°29'53"W 1319.83 FEET TO A POINT ON THE EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT LINE; THENCE N89°02'45"W ALONG SAID LINE 742.52 FEET; THENCE N00°30'47"E 415.10 FEET; THENCE S89°29'13"E 341.10 FEET; THENCE N00°30'47"E 638.53 FEET; THENCE S89°29'13"E 26.91 FEET; THENCE N00°30'33"E 262.36 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only:  
Tax ID No. 15-057-0068