



W3388278

Mail Recorded Deed & Tax Notice To:
Cole West, LLC, a Utah limited liability company
610 N 800 W
Centerville, UT 84014

E# 3388278 PG 1 OF 5
B. Rahimzadegan, WEBER COUNTY RECORDER
08-Oct-25 0341 PM FEE \$40.00 DEP JJT
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED



File No.: 193961-CAF

SPECIAL WARRANTY DEED

Cole West, LLC, a Utah limited liability company (formerly known as CW Development Group, LLC, a Utah limited liability company, pursuant to that certain Amendment to Certificate of Organization filed on December 31, 2024 with the Utah Division of Corporations and Commercial Code),

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Cole West, 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

PCV PCV PCV
TAX ID NO.: 08-690-0002, 08-706-0002, 08-029-0101 and 08-705-0001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10-8-2025.

Cole West, LLC, a Utah limited liability company

BY: Colin H. Wright

Colin H. Wright
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8th of October, 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, LLC, a Utah limited liability company.



Notary Public

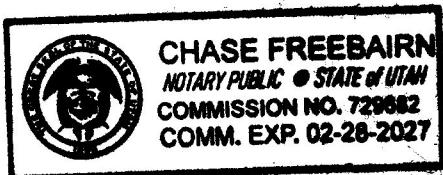


EXHIBIT A
Legal Description

PARCEL 1:

ALL LOT 2, CW SALT POINT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON JULY 14, 2022 AS ENTRY NO. 3245823 IN BOOK 93 AT PAGE 59.

PARCEL 2:

ALL LOT 2, SALT POINT COMMERCIAL, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON SEPTEMBER 26, 2023 AS ENTRY NO. 3299559 IN BOOK 96 AT PAGE 47.

PARCEL 3:

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH, US SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH, BEING NORTH $0^{\circ}49'47''$ EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH $89^{\circ}23'54''$ WEST 478.54 FEET ALONG SAID NORTH LINE TO A POINT OF THE EASTERLY LINE OF LAYTON CANAL PROPERTY AS IT EXISTS AT A 50.00 FOOT HALF-WIDTH; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: NORTH $0^{\circ}35'48''$ EAST 128.43 FEET TO A POINT OF CURVATURE; THENCE 99.83 FEET NORTHEASTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $38^{\circ}08'00''$ (LONG CHORD BEARS NORTH $19^{\circ}39'48''$ EAST 98.00 FEET) TO A POINT OF TANGENCY; AND NORTH $38^{\circ}43'48''$ EAST 910.97 FEET; THENCE SOUTH $89^{\circ}42'13''$ EAST 1206.77 FEET; THENCE SOUTH $0^{\circ}50'44''$ WEST 943.64 FEET TO AND ALONG THE WEST LINE OF MEADOWS AT WEST HAVEN PUD AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER TO A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH; THENCE NORTH $89^{\circ}25'05''$ WEST 1318.64 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 33.00 FEET NORTH $0^{\circ}49'47''$ EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH $89^{\circ}23'54''$ WEST 478.54 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE NORTH $0^{\circ}35'48''$ EAST 35.18 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE EASTERLY 240.40 FEET ALONG THE ARC OF A 9461.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH $89^{\circ}19'02''$ EAST FOR A DISTANCE OF 240.39 FEET); THENCE NORTH $51^{\circ}30'06''$ EAST 47.99 FEET; THENCE NORTH $0^{\circ}23'36''$ EAST 11.16 FEET; THENCE SOUTH $88^{\circ}27'49''$ EAST 35.00 FEET; THENCE SOUTH $0^{\circ}23'36''$ WEST 9.25 FEET; THENCE SOUTH $44^{\circ}49'07''$ EAST 43.11 FEET; THENCE SOUTH $88^{\circ}27'49''$ EAST 378.75 FEET; THENCE NORTH $49^{\circ}10'02''$ EAST 38.58 FEET; THENCE SOUTH $88^{\circ}27'49''$ EAST

88.00 FEET; THENCE SOUTH 46°05'08" EAST 38.57 FEET; THENCE SOUTH 88°27'49" EAST 277.74 FEET; THENCE NORTH 89°47'25" EAST 206.59 FEET; THENCE NORTH 48°36'23" EAST 45.45 FEET; THENCE SOUTH 89°23'35" EAST 47.00 FEET; THENCE SOUTH 49°27'20" EAST 37.49 FEET; THENCE SOUTH 89°25'13" EAST 336.51 FEET TO THE WESTERLY BOUNDARY LINE OF MEADOWS AT WEST HAVEN P.U.D., AS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 0°50'44" WEST 32.05 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°25'05" WEST 1318.64 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 760.99 FEET NORTH 00°49'49" EAST ALONG THE SECTION LINE AND 51.40 FEET NORTH 89°10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 38°43'48" EAST 266.26 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 1, (BOOK 73 PAGE 62); THENCE SOUTH 89°42'13" EAST 1206.77 FEET ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 2 (BOOK 74 PAGE 87) AND CAMBRIDGE ESTATES PHASE 3 (BOOK 75 PAGE 58); THENCE SOUTH 00°50'44" WEST 667.41 FEET; THENCE WEST 343.31 FEET; THENCE NORTH 11.00 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.99 FEET (CENTRAL ANGLE EQUALS 90°00'00" AND LONG CHORD BEARS NORTH 45°00'00" WEST 19.80 FEET); THENCE NORTH 00°01'59" EAST 199.86 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF AN 88.11 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 138.43 FEET (CENTRAL ANGLE EQUALS 90°00'46" AND LONG CHORD BEARS NORTH 44°58'24" WEST 124.63 FEET); THENCE SOUTH 89°59'24" WEST 656.97 FEET TO A POINT OF A NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH; THENCE WESTERLY ALONG THE ARC OF A 215.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 150.45 FEET (CENTRAL ANGLE EQUALS 40°00'00" AND LONG CHORD BEARS NORTH 70°00'00" WEST 147.41 FEET); THENCE NORTH 50°00'00" WEST 144.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 359.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.33 FEET (CENTRAL ANGLE EQUALS 02°26'37" AND LONG CHORD BEARS NORTH 51°13'18" WEST 15.33 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE SALT POINT ROAD DEDICATION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 11, 2020 AS ENTRY NO. 3040365 IN BOOK 87 AT PAGES 34 AND 35 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SALT POINT SUBDIVISION PARCEL F, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 23, 2021 AS ENTRY NO. 3147319 IN BOOK 90 AT PAGE 37 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF CW SALT POINT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 14, 2022 AS ENTRY NO. 3245823 IN BOOK 93 AT PAGE 59 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SALT POINT COMMERCIAL, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 26, 2023 AS ENTRY NO. 3299559 IN BOOK 96 AT PAGE 47 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SALT POINT WEST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 30, 2024 AS ENTRY NO. 3323881 IN BOOK 97 AT PAGE 59 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

PARCEL 4:

ALL OF LOT 1, SALT POINT SUBDIVISION PARCEL A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON SEPTEMBER 26, 2023 AS ENTRY NO. 3299558 IN BOOK 96 AT PAGE 46.