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BK 8560 PG 845

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/09/2024 04:25:02 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Enclave theAUDREY, LLC, a Delaware limited liability company
610 North 800 West
Centerville, UT 84014



File No.: 179276-CAF

SPECIAL WARRANTY DEED

CW The Audrey, 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

Enclave theAUDREY, LLC, a Delaware 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 06-048-0050 (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 8th day of August, 2024.

CW The Audrey, LLC, a Utah limited liability
company

BY: CW Urban, LLC its Manager

BY: CW Development Group, LLC, its Manager

BY: 

Colin H. Wright
Manager

STATE OF UTAH
DAVIS
COUNTY OF ~~SALT LAKE~~

On this 8th day of August, 2024, 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 CW The Audrey, LLC, a Utah limited liability company.



Notary Public

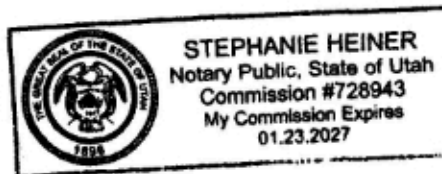


EXHIBIT A
Legal Description

PROPOSED THE AUDREY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOWARD LANE (1100 WEST), SAID POINT BEING S00°00'00"E 1515.24 FEET AND N90°00'00"E 26.42 FEET FROM A WITNESS CORNER TO THE NORTHWEST CORNER OF SAID SECTION 25, (SAID WITNESS CORNER BEING S89°38'22"E 5041.68 FEET FROM A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 26); AND RUNNING THENCE S89°00'41"E 644.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S09°20'20"W 504.12 FEET; THENCE N87°40'34"W 353.94 FEET; THENCE N87°40'49"W 212.59 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N00°24'55"E 485.61 FEET TO THE POINT OF BEGINNING.