

E 3640456 B 8863 P 917-921
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
10/28/2025 4:25 PM
FEE 40.00 Pgs: 5
DEP CTA REC'D FOR CW
THE TRAILS LLC

RETURNED
OCT 28 2025

WHEN RECORDED, RETURN TO:

CW The Trails, LLC
610 North 800 West
Centerville, UT 84014

Affecting Parcel No.(s): 12-104-0230, 12-104-0226, 12-104-0228, 12-105-0170

QUIT CLAIM DEED

CW SaltRock, LLC, a Utah limited liability company,

grantor(s), hereby **QUIT CLAIMS** to

CW The Trails, LLC, grantee(s) of Centerville, County of Davis, State of Utah, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following
described tract of land in Davis, State of UTAH:

See Exhibit "A" attached hereto

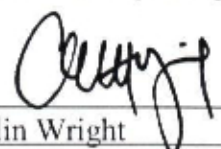
TOGETHER WITH all improvements and appurtenances thereunto belonging, and being
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those
enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 5th day of March, 2025.

[SIGNATURE TO FOLLOW]

GRANTOR:

CW SaltRock, LLC,
a Utah limited liability company

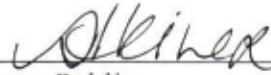
By: 
Name: Colin Wright
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 5th day of March, 2025, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Manager of CW SaltRock, LLC and said document was signed by him in behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal

(Seal)


Notary Public

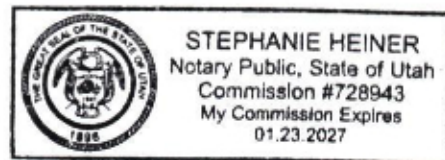


EXHIBIT A
Legal Description

Parcel Number: 12-104-0230

A tract of land situate in the NE1/4 SW1/4 Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the northeasterly highway right of way and no-access line of SR-67 West Davis Highway, which point is 1853.01 feet N.00°11'36"E. along the Section line and 2462.86 feet East from the Southwest corner of said Section 22, and running thence N.89°53'38"E. (Record S.89°47'42"E.) 191.16 feet along said northerly boundary line to the Quarter Section line of said Section 22; thence S.00°12'10"W. 84.19 feet along said Quarter Section line to said northeasterly highway right of way and no-access line at a point of curvature of a non-tangent curve to the right with a radius of 10,875.00 feet; thence northwesterly along said curve with an arc length of 208.47 feet, chord bears N.66°17'09"W. 208.47 feet, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 8,116 square feet in area or 0.186 acre.

(Note: Rotate above bearings 00°20'42" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229))

Parcel Number: 12-104-0226

Beginning at the southeast corner of said tract, which is 1854.26 feet (Record 1864.50 feet) N.00°12'25"E. along the Quarter Section line from the South Quarter corner of said Section 22; and running thence S.89°53'47"W. 191.16 feet along the southerly boundary line of said tract to northeasterly highway right of way and no-access line of SR-67 West Davis Highway, known as Project No. S-R199(229) at a point of curvature of a non-tangent curve to the right with a radius of 10,875.00 feet; thence northwesterly along said curve with an arc length of 495.15 feet, chord bears N.64°25'48"W. 495.11 feet, along said northeasterly highway right of way and no-access line, to the northerly boundary line of said tract; thence N.89°53'47"E. 638.56 feet along said northerly boundary line to the existing westerly right of way line of 1500 West Street and said Quarter Section line of said Section

22; thence S.00°12'25"W. 214.50 feet along said existing westerly right of way line and said Quarter Section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 89,917 square feet in area or 2.064 acres.

(Note: Rotate above bearings 00°20'33" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229))

Parcel Number: 12-104-0228

A tract of land situate in the NE1/4 SW1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the southeast corner of said tract, which is 2068.77 feet N.00°12'25"E. along the Quarter Section line from the South Quarter corner of said Section 22; and running thence S.89°53'47"W. 638.56 feet along the southerly boundary line to the northeasterly highway right of way and no-access line at a point of curvature of a non-tangent curve to the right with a radius of 10,875.00 feet; thence along said northeasterly highway right of way and no-access line the following three (3) courses and distances: (1) northwesterly along said curve with an arc length of 266.26 feet, chord bears N.62°25'27"W. 266.26 feet; (2) thence N.61°43'22"W 255.53 feet;

(3) thence N.57°43'22"W. 66.01 feet to the northerly boundary line of said tract; thence N.89°53'47"E. 1156.43 feet along said northerly boundary line to the existing westerly right of way line of 1500 West Street and said Quarter Section line of said Section 22; thence S.00°12'25"W. 280.50 feet along said existing westerly right of way line and said Quarter Section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 253,612 square feet in area or 5.822 acres.
(Note: Rotate above bearings 00°20'33" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229))

Parcel Number: 12-105-0170

A tract of land situate in the SW1/4 NW1/4 and the NW1/4 SW1/4 and the NE1/4 SW1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the southeast corner of said tract, which is 2350.23 feet N.00°32'59"E. along the Quarter Section line from the South Quarter corner of said Section 22; and running thence N.89°45'38"W. 1157.96 feet along the southerly boundary line of said tract to the northeasterly highway right of way and no-access line of SR-67 West Davis Highway, known as Project No. S-R199(229); thence along said northeasterly highway right of way and no-access line the following three (3) courses and distances: (1) N.57°22'48"W. 439.63 feet to a point of curvature of a curve to the right with a radius of 1914.00 feet; (2) thence northwesterly along said curve with an arc length of 344.91 feet, chord bears N.52°13'03"W. 344.44 feet; (3) thence N.47°03'18"W. 729.76 feet to a northerly boundary line of said tract; thence S.89°44'38"E. 1016.90 feet along said northerly boundary line to an easterly boundary line of said tract and the 40-acre line of said Section; thence S.00°32'36"W. 659.48 feet along said easterly boundary line of said tract and said 40-acre line to a northerly boundary line of said tract and the East-West Quarter Section line of said Section 22; thence S.89°45'38"E. 1326.70 feet along said northerly boundary line and said East-West Quarter Section line to the existing westerly right of way line of 1500 West Street and said Quarter Section line of said Section 22; thence S.00°32'59"W. 280.51 feet along said existing westerly right of way line and said Quarter Section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 819,400 square feet in area or 18.811 acres.

(Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(229))