

Atlas Title
File #35153

Ent 483175 Bk 1308 Pg 435 - 436
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Aug 21 02:18PM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Corporate Warranty Deed

Grantor: CLW Development, LLC

hereby **CONVEY AND WARRANT** to:

Grantee: Christensen Farms Lots, LLC
of: 978 Woodcock Lake, Salt Lake City, UT 84117

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

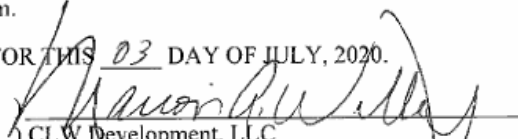
SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 03 DAY OF JULY, 2020.



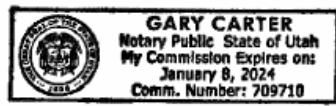
) CLW Development, LLC
) By: Willey Carter Management Company LLC
) By: Marion A. Willey, Manager

STATE OF UTAH)
) §.
County of)

On this 3rd day of July 2020 personally appeared before me Marion A. Willey, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of Willey Carter Management Company LLC, which is the Manager of CLW Development, LLC, a Utah limited liability company, the Corporation that executed the foregoing instrument and that said document was signed by him in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and Marion A. Willey acknowledged to me that said corporation executed the same.



Notary Public



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LEGAL DESCRIPTION

Christensen Farms Phase 2 Surveyed Description

PHASE 2

BEGINNING N89°47'01"E 19.42 FEET ALONG THE SECTION LINE FROM THE NORTH ONE QUARTER CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N89°47'01"E 845.80 FEET;
 THENCE S00°12'59"E 792.00 FEET;
 THENCE N89°47'01"E 467.09 FEET;
 THENCE S00°28'04"E 34.23 FEET;
 THENCE S88°46'22"E 337.51 FEET;
 THENCE S00°03'43"E 543.16 FEET;
 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,203.77 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S03°14'01"W THENCE 6.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'03", WITH A CHORD BEARING AND DISTANCE OF N86°51'00"W 6.45 FEET;
 THENCE S00°03'43"E 265.19 FEET;
 THENCE WEST 331.33 FEET;
 THENCE N00°02'16"W 53.07 FEET;
 THENCE WEST 1,309.78 FEET;
 THENCE N00°14'55"W 1,583.43 FEET
 TO THE POINT OF BEGINNING.

Christensen Farms Phase 3 Surveyed Description

PHASE 3

BEGINNING N89°47'01"E 19.42 FEET ALONG THE SECTION LINE AND S00°14'55"E 1,583.43 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 1,309.78 FEET;
 THENCE S00°02'16"E 53.07 FEET;
 THENCE EAST 331.33 FEET;
 THENCE S00°03'43"E 1,025.17 FEET;
 THENCE S89°44'49"W 335.94 FEET;
 THENCE S89°40'13"W 1,301.62 FEET;
 THENCE N00°14'55"W 1,087.23 FEET
 TO THE POINT OF BEGINNING.

Tax ID Nos. OWC-1680-5, 0FJ-IRTN, OWC-1680-3, and OWC-1680-7