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B: 1713 P: 1738 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

05/02/2025 01:59:30 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
CW Redhawk Village, LLC, a Utah limited liability company
610 North 800 West
Centerville, UT 84014



SPECIAL WARRANTY DEED

CW Redhawk Village, 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

CW Redhawk Village, 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 **Iron County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1884-0016-0000 (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.

This Special Warranty Deed is being executed to segregate Iron County Tax Parcel No. B-1884-0016-0000 into two separate tax parcels.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 5/1/25.

CW Redhawk Village, LLC, a Utah limited liability company

BY: 

Name: Colin H. Wright

Its: Manager

STATE OF Utah

COUNTY OF Davis

On this 1st day of May 2025 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 Redhawk Village, LLC, a Utah limited liability company.


Notary Public

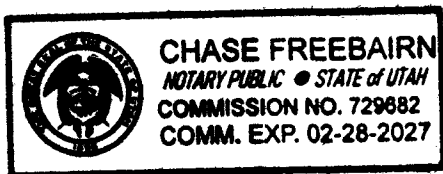


EXHIBIT A
Legal Description

CURRENT LEGAL DESCRIPTION:

BEGINNING S 89°52'09" E ALONG THE QUARTER SECTION LINE, 1349.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89°52'09" E ALONG THE U4 SECTION LINE, 2618.06 FEET TO THE WEST LINE OF LUND HIGHWAY; THENCE S 1°39'44" E ALONG THE WEST LINE OF LUND HIGHWAY 331.56 FEET; THENCE N 89°53'12" W, 809.89 FEET; THENCE S 0°01'12" W, 331.66 FEET; THENCE N 89°54'17" W, 1838.21 FEET; THENCE N 0°02'49" E ALONG THE 1/16 LINE, 564.45 FEET; THENCE S 89°52'09" E, 20.00 FEET; THENCE N 00°02'49" E, 100.00 FEET TO THE POINT OF BEGINNING.

LESS ANY PART LYING WITHIN POINTE WEST SUBDIVISION PHASE 1.

NEW PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT BEING S89°52'09"E ALONG THE QUARTER SECTION LINE 1,349.11 FEET FROM THE WEST 1/4 CORNER SECTION 5, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING ALONG SAID 1/4 LINE S89°52'09"E 964.06 FEET TO THE NORTHWEST CORNER OF POINTE WEST SUBDIVISION PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FIVE COURSES S00°07'51"W 165.00 FEET; THENCE S89°52'09"E 14.11 FEET; THENCE S00°07'51"W 353.82 FEET; THENCE N89°54'17"W 8.77 FEET; THENCE S00°05'43"W 145.02 FEET; THENCE DEPARTING SAID SUBDIVISION BOUNDARY N89°54'17"W 988.52 FEET TO A POINT ON THE 1/16TH LINE; THENCE N00°02'48"E ALONG SAID 1/16TH LINE 564.46 FEET; THENCE S89°52'09"E 20.00 FEET; THENCE N00°02'49"E 100.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AS SHOWN ON FINAL PLAT OF POINTE WEST SUBDIVISION PHASE 1.

NEW PARCEL 2 DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49, POINTE WEST SUBDIVISION PHASE 1; THENCE ALONG SAID PHASE 1 SUBDIVISION BOUNDARY THE FOLLOWING SEVEN COURSES N00°07'51"E 143.71 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N17°32'36"W, A RADIAL DISTANCE OF 222.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°56'36", A DISTANCE OF 89.10 FEET; THENCE N49°30'49"E 56.70 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET AND A CENTRAL ANGLE OF 40°37'02"; THENCE ALONG THE ARC A DISTANCE OF 125.83 FEET; THENCE S89°52'09"E 10.34 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 88°40'49"; THENCE ALONG THE ARC A DISTANCE OF 54.17 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N88°48'39"E, A DISTANCE OF 15.85 FEET TO THE WESTERLY RIGHT OF WAY LUND HWY BEING 66' WIDE; THENCE S01°39'44"E ALONG SAID RIGHT OF WAY 232.69 FEET; THENCE N89°53'12"W 304.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AS SHOWN ON FINAL PLAT OF POINTE WEST SUBDIVISION PHASE 1.

RESERVING A 10-FOOT-WIDE WATER LINE EASEMENT OVER THE WESTERLY 10.00 FEET OF THE ABOVE DESCRIBED PARCEL, BEING ADJACENT TO THE POINTE WEST SUBDIVISION PHASE 1 SUBDIVISION BOUNDARY.