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BK 7497 PG 1535

E 3244756 B 7497 P 1535-1536  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/22/2020 1:06:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR METRO NATIONAL TITLE

Mail Tax notice to:  
Grantee  
1222 West Legacy Crossing Blvd. #6  
Centerville, UT 84014

MNT File No.: 69251

Tax ID No.: 01-107-0101

### SPECIAL WARRANTY DEED

#### EP Land II LLC

**GRANTOR** of West Bountiful, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to :

#### CW The Ridge, LLC

**GRANTEE** of North Salt Lake, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

**A portion of the SW1/4 of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:**

**Beginning at a point on the Westerly line of Parcel 1, EDGEWOOD ESTATES PHASE 2, PLAT J, according to the official plat thereof, recorded January 29, 2014, as Entry No. 2787793, of the official records of the Davis County Recorder, located North 00°08'43" West along the section line 62.21 feet and East 988.53 feet from the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°51'14" East between the Southwest corner and the South Quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence South 28.66 feet to a point on the Easterly line of THE RIDGE SUBDIVISION P.U.D., according to the official plat thereof, recorded September 10, 2019, as Entry No. 3185812, in the office of the Davis County Recorder; thence North 29°59'42" West along said plat 89.54 feet; thence North 60°28'00" East along said plat 19.89 feet to the Westerly line of said EDGEWOOD ESTATES PHASE 2, PLAT J; thence South 24°17'16" East along said plat 63.10 feet; thence South 51°57'34" East along said plat 1.91 feet to the point of beginning.**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), ~~March~~ <sup>April</sup> 10, 2020.

W Scott Kjar  
EP Land II LLC

State of Utah  
County of Davis  
)ss:

On this date, ~~March~~ <sup>April</sup> 10, 2020, personally appeared before me W. Scott Kjar, who being by me duly sworn did say that he is a Managing Member of EP Land II LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said W. Scott Kjar acknowledged to me that said limited liability company executed same.

[Signature]  
Notary Public

