

Mail Recorded Deed and Tax Notice To:
CW The Ridge, LLC, a Utah limited liability company
1222 West Legacy Crossing Blvd., Suite 6
Centerville, UT 84014



File No.: 107369-CAF

QUIT CLAIM DEED

This deed is being given to consolidate tax parcels

**CW The Ridge, LLC, a Utah limited liability company
GRANTOR(S)** of Watsonville, State of California, hereby Quit-claims to
CW The Ridge, 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 **Davis County, State of Utah:**

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 01-107-0060, 01-107-0061 and 01-120-0033 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 28 day of August, 2019.

CW The Ridge, LLC, a Utah limited liability
company

BY: CW Land Co., LLC, a Utah limited liability
company, its Sole Member/Manager

BY: CW Development Group, LLC, a Utah limited
liability company, its Sole Member/Manager

BY: 
Colin Wright
Sole Member/Manager

STATE OF UTAH

COUNTY OF Davis

On the 28th day of August, 2019, personally appeared before me Colin Wright, who acknowledged themselves to be the Sole Member/Manager of CW Development Group, a Utah limited liability company, which is the Sole Member/Manager of CW Land Co., LLC, a Utah limited liability company, which is the Sole Member/Manager of CW The Ridge, LLC, a Utah limited liability company, and that they, as such Colin Wright, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephanie Heiner
Notary Public



EXHIBIT A

A portion of the Southwest quarter of Section 12 and the Northwest quarter of Section 13, 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 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 North 00°08'43" West 2,647.75 feet along the section line to the West quarter corner of said Section 12, said point also being on the Southerly line of Eaglewood Village Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2811244 in Book 6051 at Page 367; thence South 13°37'06" East 608.86 feet along said plat and along the Westerly line of The Views at Eaglewood Village P.U.D. Village Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2770620 in Book 5868 at Page 911; thence South 18°26'57" East 490.01 feet along said plat to the Northwest corner of The Villas at Bella Vida, Phase 3 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2994702 in Book 6679 at Page 930; thence South 27°30'14" East 192.38 feet along said plat; thence South 23°41'31" East 504.09 feet along said plat and along the Westerly line of The Villas at Bella Vida, Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2604394 in Book 5301 at Page 400 and along the Westerly line of Edgewood Estates P.U.D. Phase 1 Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 1822155 in Book 3206 at Page 69 to the Northwest corner of Edgewood Estates Phase 2, Plat F Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151973 in Book 3990 at Page 1273; thence South 24°09'11" East 167.73 feet along said plat to the Northwest corner of Edgewood Estates Phase 2, Plat E Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151972 in Book 3990 at Page 1272; thence South 24°17'13" East 751.53 feet along said plat and along the Westerly line of Edgewood Estates Phase 2, Plat I Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2570069 in Book 5160 at Page 2067 and along the Westerly line of Edgewood Estates Phase 2, Plat J Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 287793 in Book 5944 at Page 852; thence South 60°28'00" West 19.82 feet; thence South 29°59'42" East 89.54 feet; thence South 0.76 feet; thence South 30°00'00" East 29.74 feet; thence South 60°00'00" West 19.11 feet; thence South 05°05'38" West 0.88 feet to the Northwest corner of Eaglepointe Estates Phase 13, Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2695680 in Book 5633 at Page 1619; thence South 32°35'35" West 612.24 feet along said plat and along the Westerly line of Eaglepointe Estates Phase 13 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2272417 in Book 4287 at Page 1113; thence South 00°06'49" West 799.12 feet along said plat to the South line of the Northwest quarter of the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'02" West 657.84 feet along the 16th section (40 acre) line to the West line of said Section 13; thence North 00°06'49" East 1,317.77 feet along the section line to the point of beginning.

3244756
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~~ ^{April} 10, 2020.

W Scott Kjar
EP Land II LLC

State of Utah
County of Davis
)ss:

On this date, ~~March~~ ^{April} 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

