

Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
10/06/2017 11:05:26 AM Fee \$14.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
CW The Views 1, LLC  
1222 W. Legacy Crossing Blvd., Suite 6  
Centerville, UT 84014



File No.: 94894-ZF

W-PL

**WARRANTY DEED**

**CW The Views, 1. LLC**  
**GRANTOR(S)** of Centerville, State of Utah, hereby Conveys and Warrants to  
**CW The Views 1, LLC**

**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 **Washington County**,  
State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: NOT YET ASSESSED** (for reference purposes only)

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

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 5th day of October, 2017.

CW The Views 1, LLC

By: Cole West Land, LLC  
Its: Manager

By: CW Land Co., LLC  
Its: Manager


BY:   
Colin Wright, Manager

File No. 94894-ZF

STATE OF UTAH

COUNTY OF Salt Lake

On the 5 day of October, 2017, personally appeared before me Colin Wright, who acknowledged himself to be the Manager of CW Land Co., LLC which is the manager of Cole West Land, LLC which is the manager of CW The Views 1, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



File No. 94894-ZF

**EXHIBIT A**

Proposed VIEWS AT CORAL CANYON, being more particularly described as follows:

Beginning at a point South 00°56'40" West 1467.74 feet along the section line (between the Northeast corner of Section 13 and the West quarter corner of Section 18 of Township 42 South, Range 14 West, Salt Lake Base and Meridian both monumented with BLM brass caps) and East 1390.32 feet from said Northeast corner of Section 13, said point being on the Southerly boundary of Highland Park Area 4 - Phase I 2nd Amended Subdivision at the Southwesterly corner of HOA Tract #17 of said subdivision and running thence along said Southerly boundary the following eight (8) courses: South 63°29'04" East 125.00 feet; thence South 64°13'56" East 55.00 feet to the point of curve of a 25.00 foot radius curve to the right, radius point bears South 64°13'56" East; thence Easterly 39.27 feet along the arc of said curve through a central angle of 90°00'00"; thence South 64°13'56" East 69.79 feet to the point of curve of a 1027.50 foot radius curve to the left; thence Southeasterly 62.06 feet along the arc of said curve through a central angle of 03°27'39"; thence South 67°41'34" East 72.91 feet to the point of curve of a 25.00 foot radius curve to the right; thence Southerly 37.52 feet along the arc of said curve through a central angle of 85°58'19"; thence South 71°41'44" East 181.34 feet; thence leaving said Southerly boundary running South 16°49'36" West 561.46 feet; thence North 64°37'27" West 197.79 feet to the point of curvature of a 772.50 foot radius curve to the left, radius point bears North 64°37'27" West; thence Northwesterly 62.22 feet along the arc of said curve through a central angle of 04°36'53"; thence North 62°51'56" West 173.03 feet; thence North 30°19'24" East 7.62 feet; thence North 56°21'27" West 171.38 feet to the point of curvature of a 1527.50 foot radius curve to the right, radius point bears North 54°58'25" West; thence Southwesterly 26.34 feet along the arc of said curve through a central angle of 00°59'17"; thence North 53°59'08" West 55.00 feet; thence North 55°36'42" West 125.00 feet to the point of curvature of a 1347.50 foot radius curve to the left, radius point bears North 53°46'35" West; thence Northwesterly 300.47 feet along the arc of said curve through a central angle of 12°46'34"; thence North 26°08'49" East 125.52 feet to the point of beginning.

Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
07/17/2018 01:38:35 PM Fee \$14.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
CW The Views 1, LLC  
1222 West Legacy Crossing Blvd., Suite 6  
Centerville 84014



File No.: 103793-MKF

**WARRANTY DEED**

**CW the Views 1, LLC, a Utah limited liability company**  
**GRANTOR(S)** of Centerville, State of Utah, hereby Conveys and Warrants to  
**CW The Views 1, LLC, a Utah limited liability company**

**GRANTEE(S)** of Centerville, State of  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Washington County,**  
State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**W-PL**

**TAX ID NO.: NOT YET ASSESSED** (for reference purposes only)

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

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 16th day of July, 2018

**CW THE VIEWS 1, LLC**

By: **COLE WEST HOME, LLC**  
Its: Manager

By: **CW GROUP, LLC**  
Its: Manager

BY:   
Colin Wright, Manager

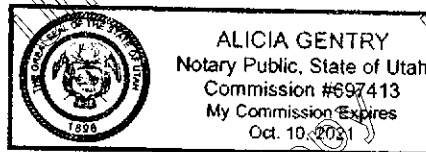
File No. 103793-MKF

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of July, 2018, personally appeared before me Colin H. Wright, who acknowledged himself to be the manager of CW Group, LLC the manager of Cole West Home, LLC the manager of CW The Views 1, LLC, a limited liability company, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



File No. 103793-MKF

**EXHIBIT A**

Proposed VIEWS AT CORAL CANYON PHASE 2, being more particularly described as follows:

Beginning at a point South 00°56'40" West 1840.57 feet along the section line (between the Northeast corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian and the West quarter corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base and Meridian both monumented with BLM Brass Caps) and East 1191.97 feet from said Northeast corner of Section 13, said point being on the Southerly boundary of Views at Coral Canyon, Phase 1 Subdivision, and running thence along said Southerly boundary the following nine (9) courses: South 55°36'42" East, 125.00 feet; thence South 53°59'08" East, 55.00 feet to the point of curve of a 1527.50 foot radius curve to the left, radius point bears North 53°59'08" West; thence Northeasterly 26.34 feet along the arc of said curve through a central angle of 00°59'17"; thence South 56°21'27" East, 171.38 feet; thence South 30°19'24" West, 7.62 feet; thence South 62°51'56" East, 173.03 feet to the point of curve of a 772.50 foot radius non-tangent curve to the right, radius point bears North 69°14'20" West; thence Southwesterly 62.22 feet along the arc of said curve through a central angle of 04°36'53"; thence South 64°37'27" East, 197.79 feet; thence South 16°49'36" West, 21.53 feet; thence South 66°45'54" West, 103.36 feet; thence North 58°23'33" West, 83.04 feet to a point on an 827.50 foot radius curve to the right, radius point bears North 58°23'33" West; thence Southwesterly 144.96 feet along the arc of said curve through a central angle of 10°02'13" to the point of curve of a 272.50 foot radius reverse curve; thence Southwesterly 93.32 feet along the arc of said curve through a central angle of 19°37'17"; thence South 67°17'16" East, 125.00 feet; thence South 22°42'44" West, 94.00 feet; thence South 23°58'04" West, 102.43 feet; thence North 61°34'53" West, 180.00 feet to a point on a 272.50 foot radius curve to the left, radius point bears North 61°34'53" West; thence Northeasterly 27.14 feet along the arc of said curve through a central angle of 05°42'22"; thence North 22°42'44" East, 29.00 feet to the point of curve of a 15.00 foot radius curve to the left; thence Northwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00"; thence North 67°17'16" West, 17.50 feet to the point of curve of a 327.50 foot radius curve to the right; thence Northwesterly 67.68 feet along the arc of said curve through a central angle of 11°50'24"; thence South 63°18'59" West, 137.17 feet; thence North 45°57'28" West, 336.54 feet; thence North 33°34'29" West, 55.00 feet to a point on a 1472.50 foot radius curve to the left, radius point bears North 33°34'29" West; thence Northeasterly 31.18 feet along the arc of said curve through a central angle of 01°12'48"; thence North 33°08'58" West, 125.45 feet to the point of curve of a 1347.50 foot radius non-tangent curve to the left, radius point bears North 34°53'05" West; thence Northeasterly 444.30 feet along the arc of said curve through a central angle of 18°53'30" to the point of beginning.