

E 150225 B 358 P 493  
Date 12-Feb-2020 08:18AM  
Fee: \$40.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

Mail Recorded Deed and Tax Notice To:  
Sheridan Holdings, LLC  
1565 West Hillfield Road  
Layton, UT 84041



File No.: 120863-JCP

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## SPECIAL WARRANTY DEED

Wasatch West, L.C., a Utah limited liability company

**GRANTOR(S)** of Layton, State of Utah, hereby Conveys and Warrants to

Sheridan Holdings, LLC

**GRANTEE(S)** of 1565 West Hillfield Road, Layton, UT 84041

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

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0074-4178; **Serial No.** 06-290-002-5 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 2/11/2020

Wasatch West, L.C., a Utah limited liability company

BY: [Signature]

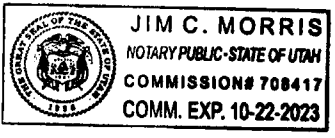
ITS: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the Feb 11, 2020, personally appeared before me Tyrell J. Wall, who acknowledged themselves to be the manager of Wasatch West, L.C., a Utah limited liability company, and that they, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Proposed MOUNTAIN VISTA VILLAS being more particularly described as follows:

Beginning on the Southwesterly line of 700 East Street at an existing fence corner, said point being located North 00°49'09" West 3834.02 feet along Section line and West 1650.43 feet from the Southeast corner of Section 26, Township 4 North, Range 2 East, Salt Lake Base and Meridian (the basis of bearing for this description is North 04°45'21" West 1099.46 feet measured between centerline monuments along Mohagany Ridge Road located at Mountain View Drive (900 East) and Easel View Drive (1100 East); and running thence South 58°03'40" East along the existing right of way fence on the Southwesterly side of said 700 East 201.68 feet; thence South 57°46'39" East along said fence 194.61 feet; thence South 59°02'11" East along said fence 129.23 feet to the Northwesterly corner of Lot 2, Cedar Hollow Subdivision, a Plat recorded at the Morgan County Recorder's Office and rotated to Section line; thence South 32°46'58" West along the Westerly line of said lot and the prolongation thereof 149.01 feet (South 33°36'07" West by Record); thence South 31°59'56" West 154.19 feet to the Northerly line of a 60 foot wide street; thence North 58°00'04" West along said Northerly line 308.59 feet to a point of tangency; thence Northwesterly 73.22 feet along the arc of a 105.00 foot radius curve to the left through a central angle of 39°57'08" (chord bears North 78°00'03" West 71.74 feet); thence North 07°58'37" West 26.80 feet; thence North 58°00'04" West 133.56 feet to an existing wire fence line; and thence North 32°37'23" East along said existing fence line 305.41 feet to the point of beginning.