

3280309
BK 7571 PG 3889

E 3280309 B 7571 P 3889-3895
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/10/2020 4:55:00 PM
FEE \$40.00 Pgs: 7
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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



File No.: 97503-AF

SPECIAL WARRANTY DEED

Kristina A. Clark and Jill LaFrance and James D. Clark and Jayne Clark and Lewis D. Clark and Douglas A. Clark and Alexandra Monk, as tenants in common, as their interests may appear

GRANTOR(S) of Washington, State of District of Columbia, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW Shoreline, 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.: 12-103-0053, 12-103-0055, 12-103-0100, 12-103-0075, 12-280-0040 and 12-280-0041 (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 as of the 10th day of August, 2020.

Kristina A. Clark By *Lewis D. Clark*, ATTORNEY IN FACT

Kristina A. Clark by Lewis D. Clark, attorney in fact

Jill LaFrance By *Lewis D. Clark*, ATTORNEY IN FACT

Jill LaFrance by Lewis D. Clark, attorney in fact

James D. Clark By *Lewis D. Clark*, ATTORNEY IN FACT

James D. Clark by Lewis D. Clark, attorney in fact

Jayne Clark By *Lewis D. Clark*, ATTORNEY IN FACT

Jayne Clark by Lewis D. Clark, attorney in fact

Lewis D. Clark

Lewis D. Clark

Douglas A. Clark By *Lewis D. Clark*, ATTORNEY IN FACT

Douglas A. Clark by Lewis D. Clark, attorney in fact

Alexandra Monk By *Lewis D. Clark*, ATTORNEY IN FACT

Alexandra Monk by Lewis D. Clark, attorney in fact

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Kristina A. Clark by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Jill LaFrance by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by James D. Clark by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Jayne Clark by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton
Notary Public

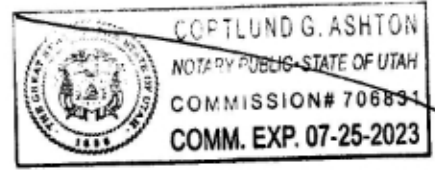
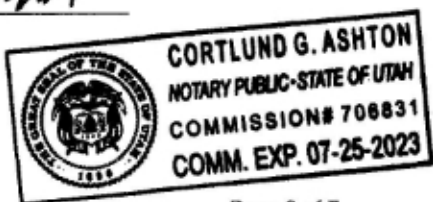


STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Douglad A. Clark by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Alexandra Monk by Lewis D. Clark, his/her attorney in fact.

Cortlund G. Ashton

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th day of August, 2020 by Lewis D. Clark.

Cortlund G. Ashton

Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Part of the Northwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is North 89°40'58" West 343.49 feet and South 00°19'02" West 396.00 feet from the North quarter corner of said Section 21; thence South 89°43'54" East 700.00 feet; thence South 00°19'02" West 278.40 feet; thence South 89°40'58" East 39.53 feet; thence South 211.50 feet; thence North 89°40'58" West 214.60 feet; thence North 88°37'08" West 60.02 feet; thence West 213.57 feet; thence South 73°57'58" West 215.52 feet; thence North 211.39 feet; thence North 42°16'31" West 65.83 feet; thence North 00°19'02" East 290.19 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is West 1308.04 feet and South 969.15 feet from the North quarter corner, Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 210.39 feet; thence South 89°40'58" East 213.57 feet; thence North 210.39 feet; thence North 89°40'58" West 213.57 feet to the point of beginning.

PARCEL 3:

Beginning at a point South 89°40'58" East 440.00 feet and South 00°11'28" West 952.00 feet from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 368.00 feet, more or less, to the South line of the West half of the Northwest quarter of the Northwest quarter of said section; thence West 440 feet; thence South 150 feet; thence East 440 feet; thence South 200 feet; thence West 440 feet; thence South 310 feet; thence East 160 rods to the quarter section line; thence South 660 feet to the center of said Section 21; thence East 40 rods; thence North 80 rods; thence West 2 rods; thence North 80 rods; thence North 89°40'58" West 4.76 feet to the East line of Syracuse Meadows, Plat A; thence the following 3 courses along the boundary of said subdivision, South 00°19'02" West 281.0 feet; thence North 89°40'58" West 360.0 feet; thence South 00°19'02" West 115.0 feet; thence South 89°40'58" East 108.36 feet; thence South 00°19'02" West 278.40 feet; thence South 89°40'58" East 39.53 feet; thence South 211.50 feet; thence North 89°40'58" West 214.60 feet; thence North 88°37'08" West 60.02 feet; thence West 213.57 feet; thence South 73°57'58" West 323.28 feet; thence North 89°40'58" West 687.92 feet; thence South 210.39 feet; thence North 89°40'58" West 213.57 feet; thence North 210.39 feet; thence North 89°40'58" West 414.28 feet along the Southerly line of Syracuse Meadows Plats 3 and 4 to the Southwest corner of Lot 40 of said Plat 4; thence North 89°40'58" West 216.04 feet; thence North 66°24'34" West 65.38 feet; thence North 89°48'32" West 218.70 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 3200 South Street and also less and excepting any portion lying within the bounds of 2400 West Street, as said streets were dedicated to the public according to the official plat of THE FIELDS SUBDIVISION, PHASE 1, recorded October 10, 2019 as Entry No. 3194802 in Book 7365 at Page 1862 in the Davis County Recorder's office.

PARCEL 4:

Beginning at a point South 89°40'58" East 809.93 feet along the section line from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Meridian and running thence South 89°40'58" East 197.02 feet; thence South 00°11'28" West 396.0 feet; thence North 89°40'58" West 197.02 feet; thence North 00°11'28" East 396 feet to the point of beginning.

ALSO: Beginning at a point South 89°40'58" East 809.93 feet along the section line and South 00°03'01" West 396.00 feet from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Meridian and running thence South 89°40'58" East 127.57 feet; thence South 00°19'02" West 309.99 feet;

thence South 04°02'03" West 60.13 feet; thence South 210.39 feet; thence North 89°40'58" West 216.04 feet; thence North 66°24'34" West 65.38 feet; thence North 89°48'32" West 218.70 feet; thence North 00°11'28" East 507.66 feet, more or less, to the South line of Warranty Deed recorded October 11, 2005 as Entry No. 2113134 in Book 3888 at Page 2453; thence South 89°41'00" East 371.02 feet; thence continuing along said property North 00°03'01" East 47.00 feet to the point of beginning.

PARCEL 5:

All of Lot 40, SYRACUSE MEADOWS SUBDIVISION PLAT 4, Syracuse City, Davis County, Utah, according to the official plat thereof recorded May 9, 1997 as Entry No. 1322025 in Book 2128 at Page 834.

PARCEL 6:

All of Lot 41, SYRACUSE MEADOWS SUBDIVISION PLAT 4, Syracuse City, Davis County, Utah, according to the official plat thereof recorded May 9, 1997 as Entry No. 1322025 in Book 2128 at Page 834.

Parcels 1 through 6 above are also described by survey as follows:

A portion of the Northwest quarter and the Northeast quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located South 89°40'58" East along the section line 811.11 feet from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89°40'58" East along the section line 197.02 feet to the extension of the Westerly line of Syracuse Meadows Subdivision, Plat 4, according to the official plat thereof on file in the office of the Davis County Recorder; thence along said Syracuse Meadows Subdivision, Plat 4, and the extension thereof the following six (6) courses and distances: South 00°11'28" West 396.00 feet; thence North 89°40'58" West 69.25 feet; thence South 00°19'02" West 309.99 feet; thence South 04°02'03" West 60.13 feet; thence South 89°40'58" East 207.14 feet; thence South 210.39 feet; thence South 89°40'58" East along said Syracuse Meadows Subdivision, Plat 4, and along the Southerly line of Syracuse Meadows Subdivision, Plat 3, according to the official plat thereof on file in the office of the Davis County Recorder, 1,108.63 feet; thence along said Syracuse Meadows Subdivision, Plat 3, the following four (4) courses and distances: North 73°57'58" East 107.76 feet; thence North 211.39 feet; thence North 42°16'31" West 65.83 feet; thence North 00°19'02" East 290.19 feet to a point on the Southerly line of Syracuse Meadows Subdivision, Plat A, according to the official plat thereof on file in the office of the Davis County Recorder; thence along said Syracuse Meadows Subdivision, Plat A, the following four (4) courses and distances: South 89°40'58" East 592.00 feet; thence North 00°19'02" East 115.00 feet; thence South 89°40'58" East 360.00 feet; thence North 00°19'02" East 280.96 feet to the section line; thence South 89°40'44" East along the section line 4.76 feet; thence South 00°19'02" West 1,319.74 feet to the South line of the Northwest quarter of the Northeast quarter of said section; thence South 89°40'16" East along the 1/16 section (40 acre) line 53.05 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of said section; thence South 00°11'36" West along the 1/64 section (10 acre) line 1,319.75 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of the Northeast quarter of said section; thence North 89°39'48" West along the quarter section line 663.40 feet to the center quarter corner of said section; thence North 00°11'31" East along the quarter section line 659.83 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said section; thence North 89°40'19" West along the 1/64 section (10 acre) line 2,653.93 feet to the Southwest corner of the Northwest quarter of the Southwest quarter of the Northwest quarter of said section; thence North 00°11'28" East along the section line 309.66 feet to the Southwest corner of that real property as described in Deed Book 2902 at Page 207 of official records of Davis County; thence along said Deed the following three (3) courses and distances: South 89°48'32" East 440.00 feet; thence North 00°11'28" East 200.00 feet; thence North 89°48'32" West 440.00 feet to the section line; thence

North 00°11'28" East along the section line 149.33 feet to the Southwest corner of that real property as described in Deed Book 6068 at Page 463 of official records of Davis County; thence South 89°48'32" East along said Deed 440.00 feet; thence North 00°11'28" East along said Deed and along the Easterly lines of that real property as described in Deed Book 4189 at Page 88 of official records of Davis County and that real property as described in Deed Book 3618 at Page 233 of official records of Davis County and that real property as described in Deed Book 4652 at Page 420 of official records of Davis County and that real property as described in Deed Book 1740 at Page 1683 of official records of Davis County and that real property as described in Deed Book 1105 at Page 46 of official records of Davis County 875.66 feet to the Southwest corner of that real property as described in Deed Book 3888 at Page 2453 of official records of Davis County; thence along said Deed the following two (2) courses and distances: South 89°41'00" East 371.14 feet; thence North 00°11'11" East 443.36 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 3200 South Street and also less and excepting any portion lying within the bounds of 2400 West Street, as said streets were dedicated to the public according to the official plat of THE FIELDS SUBDIVISION, PHASE 1, recorded October 10, 2019 as Entry No. 3194802 in Book 7365 at Page 1862 in the Davis County Recorder's office.

Mail Recorded Deed and Tax Notice To:
CW Shoreline, LLC, a Utah limited liability company
1222 Legacy Crossing Blvd #6
Centerville, UT 84014



File No.: ~~424224-CAF~~

134554-CAF

QUITCLAIM DEED

Tax ID # 12-103-0114

Woodside Homes of Utah, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to
CW Shoreline, 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

Dated this 2nd day of January 2021.

Woodside Homes of Utah, LLC,
a Utah limited liability company

BY: [Signature]
Derek Terry, Authorized Signer

STATE OF UTAH

COUNTY OF Salt Lake

On the 2nd day of January, 2021, personally appeared before me Derek Terry, who acknowledged themselves to be the Authorized Signer of Woodside Homes of Utah, LLC, a Utah limited liability company, and that they, as such Authorized Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

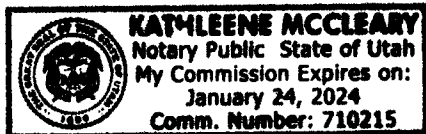


EXHIBIT A

Road Turnout Description

A parcel of land, situate in the Northwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°20'40" West 1075.18 feet along the section line and South 00°39'20" West 1647.38 feet (Basis of Bearings being North 89°20'40" West between the North Quarter Corner and the Northwest Corner of said Section 21 as noted on the Davis County NAD83 Township Reference Plat) from the North Quarter Corner of said Section 21 and running thence:

South 00°39'20" West 90.00 feet

thence Northwesterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°20'40" West and the long chord bears North 44°20'40" West 21.21 feet with a central angle of 90°00'00");

thence North 00°39'20" East 60.00 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 00°39'16" East and the long chord bears North 45°39'18" East 21.21 feet with a central angle of 89°59'56") to the Point of Beginning.

Contains: 997 square feet or 0.023 acres.