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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/5/2020 12:39:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
CW South Davis Parkway, LLC,
a Delaware limited liability company
1222 W. Legacy Crossing Blvd, Ste 6
Centerville, UT 84014



File No.: 135325-CAF

SPECIAL WARRANTY DEED

CW The Parkway, LLC, a Utah limited liability company

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

CW South Davis Parkway, LLC, a Delaware 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,

together with Grantor's right, title and interest, if any, in and to (i) all buildings and other improvements thereon, (ii) all roads, bridges and other infrastructure, improvements and fixtures thereon, (iii) sand, clay, gravel and other aggregates of any kind or nature, (iv) all water rights/water shares, and (v) any other privileges, easements, covenants and other rights appertaining thereto.

TAX ID NO.: 08-001-0086 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 4 day of NOVEMBER, 2020.

CW The Parkway, LLC

By: [Signature]
Name: Darlene Carter
Its: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 4 day of NOVEMBER, 2020, personally appeared before me DARLENE CARTER, who acknowledged themselves to be the MANAGER of CW The Parkway, LLC, 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

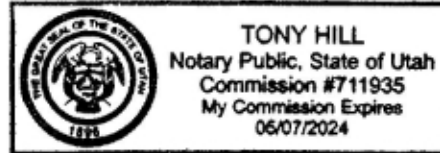


EXHIBIT A
Legal Description

Proposed Lots 8 through 41, THE PARKWAY PRUD SUBDIVISION, being more particularly described as follows:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 FEET; THENCE NORTH 67°41'20" EAST 106.29 FEET; THENCE SOUTH 88°08'30" EAST 708.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 474.60 FEET TO THE NORTH LINE OF OLD MILL VILLAGE PHASE 2A AS ENTRY NO. 2235505 IN BOOK 4198 AT PAGE 1195 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 88°08'30" WEST 74.09 FEET; THENCE NORTH 19°30'04" WEST 156.77 FEET; THENCE NORTH 88°08'30" WEST 45.51 FEET; THENCE SOUTH 01°51'30" WEST 26.00 FEET; THENCE NORTH 88°08'30" WEST 536.00 FEET; THENCE SOUTH 01°51'30" WEST 120.00 FEET TO SAID NORTH LINE; THENCE NORTH 88°08'30" WEST 86.91 FEET TO THE POINT OF BEGINNING.