

Mail Recorded Deed and Tax Notice To:
CW Copper Rim 1, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

13633603
4/16/2021 10:42:00 AM \$40.00
Book - 11158 Pg - 1907-1909
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 142564-CAF

SPECIAL WARRANTY DEED

West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and Yellowstone Legacy, LLC, a Utah limited liability company, as to the remaining undivided one-half (1/2) interest

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

CW Copper Rim 1, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-26-326-022 and 20-26-326-017 (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 15th day of April, 2021.

West Bench, LLC, a Utah limited liability company

BY: Craig D. Jensen
Craig D. Jensen
Manager

Yellowstone Legacy, LLC, a Utah limited liability company

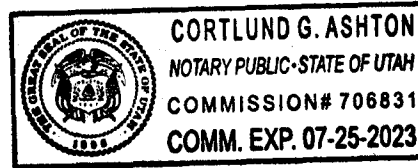
BY: Richard H. Jensen
Richard H. Jensen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

himself On the 15th day of April, 2021, personally appeared before me Craig D. Jensen, who acknowledged ~~themselves~~ to be the Managers of West Bench, LLC, a Utah limited liability company, and that ~~they~~, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained. *he*

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 15th day of April, 2021, personally appeared before me Richard H. Jensen, who acknowledged himself to be the Manager of Yellowstone Legacy, 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.

Cortlund G. Ashton
Notary Public



EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF A PARCEL OWNED BY WEST JORDAN CITY, AS DESCRIBED PER ENTRY 12993692, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT BEING NORTH 00°35'38" WEST 1166.47 FEET ALONG THE QUARTER SECTION LINE, AND SOUTH 89°24'22" WEST 84.21 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID WEST JORDAN CITY PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 00°00'03" EAST 10.06 FEET; (2) SOUTH 89°59'12" WEST 173.49 FEET; (3) SOUTH 49°32'11" WEST 149.97 FEET; (4) SOUTH 39°17'14" WEST 120.00 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF MOUNTAIN VIEW CORRIDOR; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 50°42'48" WEST 204.61 FEET; (2) NORTH 32°46'46" WEST 349.44 FEET TO THE SOUTHWEST CORNER OF THE CW LAND 'PARCEL A', AS DESCRIBED PER ENTRY 13091874, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CW LAND PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 57°13'02" EAST 218.97 FEET TO A POINT OF CURVATURE WITH A 648.75 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE NORTHEASTERLY 194.72 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 48°37'07" EAST FOR A DISTANCE OF 193.99 FEET); (3) NORTH 40°01'11" EAST 344.74 FEET TO A POINT OF CURVATURE WITH A 351.25 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE NORTHEASTERLY 89.98 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 47°21'30" EAST FOR A DISTANCE OF 89.73 FEET); (5) NORTH 54°41'53" EAST 33.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, AS PER THE SUBDIVISION PLAT OF COPPER RIM – PHASE 1B, RECORDED AS ENTRY 13353053, BOOK 2020P, PAGE 188, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, PER COPPER RIM – PHASE 1B SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 35°18'07" EAST 35.50 FEET TO A POINT OF CURVATURE WITH A 1,025.58 FOOT RADIUS CURVE TO LEFT; (2) THENCE SOUTHEASTERLY 38.29 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 36°22'00" EAST FOR A DISTANCE OF 38.29 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, AS PER PLAT OF COPPER RIM – PHASE 1A, RECORDED AS ENTRY 13350558, BOOK 2020P, PAGE 186, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, PER COPPER RIM – PHASE 1A PLAT, THE FOLLOWING THREE (3) COURSES & DISTANCES: (1) SOUTHEASTERLY 300.83 FEET ALONG THE ARC OF A 1,035.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS NORTH 52°34'44" EAST; (CHORD TO SAID CURVE BEARS SOUTH 45°44'52" EAST FOR A DISTANCE OF 299.77 FEET); (2) SOUTH 54°04'28" EAST 97.92 FEET TO A POINT OF CURVATURE WITH A 965.00 FOOT RADIUS CURVE TO THE RIGHT; (3) THENCE SOUTHEASTERLY 113.25 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 50°42'45" EAST FOR A DISTANCE OF 113.18 FEET); TO A POINT ON THE CENTERLINE FOR A PROPOSED ROADWAY; THENCE SOUTH 39°25'08" WEST 564.42 FEET ALONG SAID PROPOSED ROADWAY CENTERLINE TO THE POINT OF BEGINNING.