

**WHEN RECORDED, RETURN TO:**  
CW Copper Rim Donation, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., Ste. 6  
Centerville, UT 84014

13764860  
9/3/2021 4:04:00 PM \$40.00  
Book - 11234 Pg - 1426-1428  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Parcel No(s): 20-26-326-050

CT-148811-CAF

**SPECIAL WARRANTY DEED**

**CW Copper Rim 1, LLC**, a Utah limited liability company of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, UT 84014 (“**Grantor**”), hereby conveys and warrants against all claiming by, through or under the Grantor to **CW Copper Rim Donation, LLC**, a Utah limited liability company, of 1222 W. Legacy Crossing Blvd., Ste. 6, Centerville, UT 84014 (“**Grantee**”), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in West Jordan City, Salt Lake County, State of Utah (“**Property**”), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

See Attached **Exhibit A**.

Subject only to those matters set forth herein, if any.

Witness the hand of said Grantor, this 1st day of September, 2021.

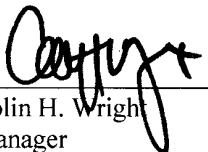
*[Signature(s) and Acknowledgement(s) Follow(s)]*

**GRANTOR**

CW COPPER RIM 1, LLC,  
a Utah limited liability company

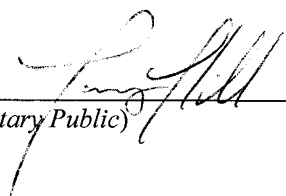
By: CW LAND CO., LLC,  
a Utah limited liability company  
Its: Manager

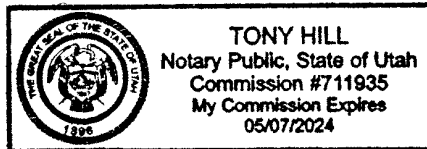
By: CW DEVELOPMENT GROUP, LLC,  
a Utah limited liability company  
Its: Manager

By:   
Name: Colin H. Wright  
Its: Manager

STATE OF UTAH                    )  
  §  
COUNTY OF DAVIS                )

On the 1st day of September, 2021, personally appeared before me Colin H. Wright, who acknowledged himself to be the Manager of CW Development Group, LLC, a Utah limited liability company who is the Manager of CW Land Co., LLC, a Utah limited liability company, who is the Manager of CW Copper Rim 1, LLC, a Utah limited liability company, and that he, as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
(Notary Public)



(Seal)

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

That certain real property located in West Jordan City, Salt Lake County, State of Utah, more particularly described as follows:

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.