



W3171360

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

E# 3171360 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
28-Jul-21 09:57 AM FEE \$40.00 DEP DA
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 139838-CAF

WARRANTY DEED

Helen S. Hansen, as ~~Co~~Trustee of The Ralph H. Hansen and Helen S. Hansen Living Trust, U/A dated April 29, 2017

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

CW Land Co., 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 **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 21-009-0002, 21-005-0049, 21-005-0048, 21-009-0001 and 21-009-0003 (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.

[Signature on following page]

Dated this 26th day of July, 2021.

The Ralph H. Hansen and Helen S. Hansen
Living Trust, U/A dated April 29, 2017

BY: Helen S. Hansen
Helen S. Hansen
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of July, 2021, before me, personally appeared Helen S. Hansen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Ralph H. Hansen and Helen S. Hansen Living Trust, U/A dated April 29, 2017.

Megan Sevy
Notary Public



EXHIBIT A
Legal Description

A parcel of land lying and situate in the South half of Section 6 and the Northwest quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising an adjusted 67.98 acres of Weber County Tax Parcels 21-005-0048, 21-005-0049, 21-009-0001, 21-009-0002 and 21-009-0003. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South quarter corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap witness monument to the South quarter corner of said Section 6, thence North 89°46'57" West 210.80 feet to the purported South quarter corner of said Section 6; thence North 01°31'28" East 1330.82 feet coincident with the West line of the Southeast quarter of the Southeast quarter of said Section 6 to the number five rebar and cap stamped "PLS 356548" marking the C-S 1/16th corner; thence North 88°53'36" East 115.13 feet coincident with the North line of said sixteenth section to a number five rebar and cap stamped "PLS 3456548" and the true point of beginning; thence South 02°22'32" East 1088.90 feet to a number five rebar and cap stamped "PLS 356548"; thence South 03°52'10" East 240.34 feet; thence South 02°41'58" East 1142.83 feet to a number five rebar and cap stamped "PLS 356548"; thence the following 11 (eleven) courses along an ancient fence and acquiesced boundary, 1) South 37°23'12" West 66.30 feet; 2) South 43°01'05" West 117.30 feet; 3) South 42°33'35" West 115.92 feet; 4) South 43°23'09" West 90.43 feet; 5) South 43°23'09" West 50.23 feet; 6) South 06°12'04" West 31.83 feet; 7) South 42°32'41" West 127.07 feet; 8) South 75°26'50" West 81.86 feet; 9) South 74°48'09" West 241.00 feet; 10) South 73°04'52" West 330.39 feet; 11) South 71°47'59" West 73.62 feet to a number five rebar and cap stamped "PLS 356548"; thence North 01°39'31" East 153.17 feet to a number five rebar and cap stamped "PLS 356548"; thence North 71°02'55" East 121.64 feet to a number five rebar and cap stamped "PLS 356548"; thence North 09°16'27" West 457.19 feet to a number five rebar and cap stamped "PLS 356548"; thence North 01°02'08" West 308.85 feet to a number five rebar and cap stamped "PLS 356548"; thence South 89°23'15" West 420.26 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°36'45" West 168.00 feet to a number five rebar and cap stamped "PLS 356548"; thence North 89°23'15" East 324.97 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°36'45" West 413.08 feet to a number five rebar and cap stamped "PLS 356548"; thence South 89°23'15" West 324.42 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°28'12" West 239.78 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°27'53" West 348.73 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°43'13" West 152.41 feet to the Southwest corner of Weber County Tax Parcel 21-005-0047 and a number five rebar and cap stamped "PLS 356548"; thence the following two (2) courses coincident with the boundary of said parcel 1) East 806.34 feet; 2) North 842.75 feet to a point on the North line of Southwest quarter of the Southwest quarter of said Section 6; thence North 88°53'36" East 553.47 feet coincident with said sixteenth section line to the point of beginning.