WHEN RECORDED, RETURN TO: Good Things to Come, LLC Attn: Tony Hill 1222 W. Legacy Crossing Blvd., Ste. 6 Centerville, UT 84014 E 159723 B 387 P 958
Date 13-Jan-2022 12:51PM
Fee: \$40.00 ACH
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

Parcel No(s): 00-0077-7331; Serial No. 03-005-044-02-1-3NA and 00-0058-9646; Serial No. 03-005-044-02-01-NA (for reference purposes only)

QUIT CLAIM DEED

CW LAND CO., LLC, a Utah limited liability company,

grantor(s), hereby QUIT CLAIMS to

GOOD THINGS TO COME, LLC, a Utah limited liability company, grantee(s) of Centerville City, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Morgan County, State of UTAH:

See Exhibit "A" - Legal Description

WITNESS the hand(s) of said grantor(s), this 13th day of January, 2022.

CW LAND CO., LLC, a Utah limited liability company

By: Colin Wright
Its: Manager

ACCOMMODATION RECORDING ONLY. COTTONWOOD TITLE INSURANCE AGENCY, INC. MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT

STATE OF UTAH)

§
COUNTY OF DAVIS)

On this 13th day of January, 2022, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Manager of Good Things to Come, LLC, a Utah limited liability company and said document was signed by him in behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal.

TONY HILL

Notary Public, State of Utah

Commission #711935

My Commission Expires
05/07/2024

(Seal)

EXHIBIT A Legal Description

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.38 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.73 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

- 1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");
 - 2) South 04°15'30" East 39.46 feet to that property owned by Cottonwood Mutual Water

Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

- 1) thence North 89°47'45" West 87.99 feet;
- 2) thence South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision; thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:
 - 1) West 389.73 feet;
 - 2) South 00°09'40" East 120.00 feet;

thence South 89°43'47" West 127.73 feet;

thence South 00°16'13" East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°43'47" East and the long chord bears South 38°58'36" East 18.76 feet with a central angle of 77°24'45") to the northerly right-of-way line of Old Highway Road;

thence along said northerly right-of-way the following two (2) courses and distances:

- 1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South 04°14'46" East and the long chord bears South 83°29'03" West 69.09 feet with a central angle of 04°32'24");
 - 2) South 82°40'32" West 16.33 feet;

thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 07°19'28" West and the long chord bears North 41°12'07" East 19.87 feet with a central angle of 82°56'50");

thence North 00°16'13" West 411.86 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'14" West and the long chord bears North 45°12'13" West 21.18 feet with a central angle of 89°49'45");

thence South 89°53'27" West 407.29 feet;

thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°06'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'34"); thence North 70°39'00" West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'23"); thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South 62°32'13" East and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07")

thence South 07°34'20" East 7.48 feet;

thence South 10°38'46" East 46.62 feet:

thence South 07°34'20" East 191.84 feet;

thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North $82^{\circ}24'56''$ East and the long chord bears South $52^{\circ}37'47''$ East 21.23 feet with a central angle of $90^{\circ}05'27''$) to the northerly right-of-way line of Old Highway Road;

thence South 82°40'32" West 89.50 feet along said northerly right -of-way line;

thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36"); thence North 07°34'20" West 185.87 feet;

thence North 05°08'53" West 35.47 feet;

thence North 07°34'20" West 12.67 feet;

thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44"):

thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15′54" West and the long chord bears North 27°52′14" East 9.33 feet with a central angle of 00°16′16") thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 60°55′14" West and the long chord bears North 48°46′45" West 18.54 feet with a central angle of 39°23′58");

thence North 21°31'37" East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 02°07'57"); thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38"); thence North 25°48'38" East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");

thence North 13°17'54" East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19"); thence North 06°44'28" West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.

WHEN RECORDED, RETURN TO: Good Things to Come, LLC Attn: Tony Hill 1222 W. Legacy Crossing Blvd., Ste. 6 Centerville, UT 84014 E 159723 B 387 P 958
Date 13-Jan-2022 12:51PM
Fee: \$40.00 ACH
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

Parcel No(s): 00-0077-7331; Serial No. 03-005-044-02-1-3NA and 00-0058-9646; Serial No. 03-005-044-02-01-NA (for reference purposes only)

QUIT CLAIM DEED

CW LAND CO., LLC, a Utah limited liability company,

grantor(s), hereby QUIT CLAIMS to

GOOD THINGS TO COME, LLC, a Utah limited liability company, grantee(s) of Centerville City, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Morgan County, State of UTAH:

See Exhibit "A" - Legal Description

WITNESS the hand(s) of said grantor(s), this 13th day of January, 2022.

CW LAND CO., LLC, a Utah limited liability company

By: Colin Wright
Its: Manager

ACCOMMODATION RECORDING ONLY. COTTONWOOD TITLE INSURANCE AGENCY, INC. MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT

STATE OF UTAH)

\$
COUNTY OF DAVIS)

On this 13th day of January, 2022, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Manager of Good Things to Come, LLC, a Utah limited liability company and said document was signed by him in behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal.

TONY HILL
Notary Public, State of Utah
Commission #71935
My Commission Expires
05/07/2024

(Seal)

EXHIBIT A Legal Description

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.38 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.73 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

- 1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");
- 2) South 04°15'30" East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

- 1) thence North 89°47'45" West 87.99 feet;
- thence South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision; thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:
 - 1) West 389.73 feet;
 - 2) South 00°09'40" East 120.00 feet;

thence South 89°43'47" West 127.73 feet;

thence South 00°16'13" East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°43'47" East and the long chord bears South 38°58'36" East 18.76 feet with a central angle of 77°24'45") to the northerly right-of-way line of Old Highway Road;

thence along said northerly right-of-way the following two (2) courses and distances:

- 1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South 04°14'46" East and the long chord bears South 83°29'03" West 69.09 feet with a central angle of 04°32'24");
 - 2) South 82°40'32" West 16.33 feet;

thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 07°19'28" West and the long chord bears North 41°12'07" East 19.87 feet with a central angle of 82°56'50");

thence North 00°16'13" West 411.86 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'14" West and the long chord bears North 45°12'13" West 21.18 feet with a central angle of 89°49'45");

thence South 89°53'27" West 407.29 feet;

thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°06'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'34"); thence North 70°39'00" West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'23"); thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South

62°32'13" East and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07") thence South 07°34'20" East 7.48 feet;

thence South 10°38'46" East 46.62 feet:

thence South 07°34'20" East 191.84 feet;

thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 82°24'56" East and the long chord bears South 52°37'47" East 21.23 feet with a central angle of 90°05'27") to the northerly right-of-way line of Old Highway Road;

thence South 82°40'32" West 89.50 feet along said northerly right -of-way line;

thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36"); thence North 07°34'20" West 185.87 feet;

thence North 05°08'53" West 35.47 feet;

thence North 07°34'20" West 12.67 feet;

thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44");

thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15′54" West and the long chord bears North 27°52′14" East 9.33 feet with a central angle of 00°16′16") thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 60°55′14" West and the long chord bears North 48°46′45" West 18.54 feet with a central angle of 39°23′58"):

thence North 21°31'37" East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 02°07'57"); thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38"); thence North 25°48'38" East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");

thence North 13°17'54" East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19"); thence North 06°44'28" West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.