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BK 7351 PG 3080

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/20/2019 4:43:00 PM
FEE \$196.00 Pgs: 7
DEP eCASH REC'D FOR COTTONWOOD TITLE

WHEN RECORDED MAIL TO:

DPR UT 1, LLC, a Delaware limited liability company
c/o DW Partners
590 Madison Avenue, 13th Floor
New York, NY 10022

MAIL TAX NOTICE TO:

DRP UT 1, LLC, a Delaware limited liability company
c/o Toll Bros., Inc.
8767 East Via de Venture, Ste 390
Scottsdale, AZ 85258

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

01-506-0101 through 01-506-0144, inclusive
01-506-0149 through 01-506-0157, inclusive
01-506-0204 and 01-506-0208,
01-506-0210 through 01-506-0226, inclusive
01-506-0231 through 01-506-0243, inclusive

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File No.: 112099-DMF

SPECIAL WARRANTY DEED

CW The Ridge, 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

DRP UT 1, LLC, a Delaware limited liability company

GRANTEE(S) of New York, State of New York

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

TAX ID NO.: 01-107-0060, 01-107-0061, 01-120-0033 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 19 day of September, 2019.

CW The Ridge, LLC, a Utah limited liability company

BY: CW Land Co., LLC, a Utah limited liability company, its Sole Member/Manager

BY: CW Development Group, LLC, a Utah limited liability company, its Sole Member/Manager

BY: 
Colin Wright
Sole Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19 day of September, 2019, personally appeared before me Colin Wright, who acknowledged himself to be the Sole Member/Manager of CW Development Group, LLC, a Utah limited liability company who is the sole member of CW Land Co., LLC, a Utah limited liability company which is named as Sole Member and Manager to CW The Ridge, LLC, a Utah limited liability company, and that they, as such Sole Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



EXHIBIT A
Legal Description

Lot Nos. 101 through 144, inclusive, 149 through 157, inclusive, 204, 208, 210 through 226, inclusive, and 231 through 243, inclusive, THE RIDGE SUBDIVISION P.U.D., according to the official plat thereof as recorded in the office of the Davis County Recorder on September 10, 2019 as Entry No. 3185812 in Book 7343 at Page 740.

EXHIBIT B
Permitted Exceptions

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2019 are accruing as a lien not yet due and payable under previous Parcel No(s). 01-107-0060, 01-107-0061 and 01-120-0033. Taxes for the year 2018 have been paid.

NOTE: Taxes for the year 2020 will be assessed under Parcel No. NOT YET ASSESSED.

10. The herein described Land is located within the boundaries of North Salt Lake City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis Sewer Improvement District, South Davis Recreation District, South Davis Metro Fire District, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

NOTE: As of the effective date of this policy, said charges and assessments are paid current.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Reservations as contained within that certain Patent recorded December 6, 1893 as Entry No. 6385 in Book N at Page 243.
14. Reservations as contained within that certain Patent recorded February 13, 1897 as Entry No. 7265 in Book O at Page 517.
15. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded July 22, 1957, as Entry No. 168437, in Book 127, at Page 273.
16. Intentionally deleted by Title Company.

17. Right of Way and Easement Grant, in favor of Kern River Gas Transmission Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded April 11, 1991, as Entry No. 923087, in Book 1405, at Page 385.

Partial Release of Exclusive Right-of-Way and Easement in favor of Eaglecrest Pointe L.C., a Utah limited liability company, recorded November 28, 2000 as Entry No. 1626353 in Book 2719 at Page 323.

18. Right of Way and Easement Grant, in favor of Kern River Gas Transmission Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded May 15, 1991, as Entry No. 927190, in Book 1412, at Page 615.
19. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded January 23, 1992, as Entry No. 955639, in Book 1464, at Page 905.

Partial Release of Right-of-Way and Easement in favor of Granite Construction Company, a California Corporation as contained in that certain Quitclaim Deed, recorded September 5, 2000 as Entry No. 1611382 in Book 2688 at Page 17.

20. Right of Way and Easement Grant, in favor of Kern River Gas Transmission Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 24, 1992, as Entry No. 993222, in Book 1535, at Page 126.

Affidavit of Right-of-Way and Easement Centerline Description, dated November 24, 2008 and recorded November 26, 2008 as Entry No. 2407123 in Book 4665 at Page 578.

Affidavit of Right-of-Way and Easement Centerline Description, dated November 24, 2008 and recorded November 26, 2008 as Entry No. 2407124 in Book 4665 at Page 581.

21. Intentionally deleted by Title Company.
22. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded February 25, 2000, as Entry No. 1577013, in Book 2619, at Page 91.
23. Right of Way and Easement Grant, in favor of Kern River Gas Transmission Company, a Texas general partnership, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 23, 2010, as Entry No. 2554579, in Book 5115, at Page 203.
24. Intentionally deleted by Title Company.
25. Intentionally deleted by Title Company.

26. Intentionally deleted by Title Company.
27. Intentionally deleted by Title Company.
28. Intentionally deleted by Title Company.
29. Intentionally deleted by Title Company.
30. Subject to the following matters disclosed on that certain survey prepared by Focus Engineering, having been certified under the date of September 20, 2019 as Job No. 18-410, by Spencer W. Llewelyn, a Professional Land Surveyor holding License No. 1051650:
 - a. Existing dirt roads located on and across the Land without dedicated easements and any prescriptive easement rights associated with the same
31. Terms and conditions of that certain Deed Restriction as contained in Special Warranty Deed, recorded August 29, 2019 as Entry No. 3183286 in Book 7336 at Page 812.
32. Storm Water Management/BMP Facilities Maintenance Agreement by and between CW The Ridge, LLC and the City of North Salt Lake, Utah, dated September 4, 2019 and recorded September 5, 2019 as Entry No. 3184813 in Book 7340 at Page 1179.
33. Memorandum of Agreement by and between the City of North Salt Lake, a Utah municipal corporation and CW The Ridge, LLC, a Utah limited liability company, dated September 3, 2019 and recorded September 5, 2019 as Entry No. 3184814 in Book 7340 at Page 1182.

Partial Assignment of Rights Under Development Agreement dated _____, 2019 and recorded _____, 2019 as Entry No. _____ in Book _____ at Page _____.
34. Intentionally deleted by Title Company.
35. Intentionally deleted by Title Company.
36. Easements, notes and restrictions as shown on the recorded plat for The Ridge Subdivision P.U.D. recorded September 10, 2019 as Entry No. 3185812 in Book 7343 at Page 240.
37. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Ridge Subdivision P.U.D. recorded September 10, 2019 as Entry No. 3185813 in Book 7343 at Page 742, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Non-Exclusive Partial Assignment of Declarant's Rights by and between CW The Ridge, LLC, a Utah limited liability company and Toll Southwest LLC, a Delaware limited liability company, dated _____, 2019 and recorded _____, 2019 as Entry No. _____ in Book _____ at Page _____.
38. Memorandum of Option Agreement by and between DRP UT 1, LLC, a Delaware limited liability company and Toll Southwest LLC, a Delaware limited liability company, dated _____, 2019 and recorded _____, 2019 as Entry No. _____ in Book _____ at Page _____.