

File No. 102972



Mail Tax Notices to:  
1222 W Legacy Crossing Blvd  
Suite 6  
Centerville UT 84014



**WARRANTY DEED**

PAUL WEBSTER PROPERTIES, LTD., a Utah limited partnership and  
CRAIG R. WEBSTER, Individually

grantors of the State of Utah, do hereby CONVEY and WARRANT to

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

grantees for the sum of TEN DOLLARS and other good and valuable consideration the following  
described tract of land in Rich County, State of Utah.

See Attached Exhibit A Legal Description  
Tax Roll No. 41-21-300-0033

WITNESS, the hand of said grantors, this September 2, 2021

PAUL WEBSTER PROPERTIES, LTD., a Utah limited partnership

By: Jill Egbert  
JILL EGBERT, Partner

By: Debbra Hurst  
DEBBRA HURST, Partner

By: Craig R Webster  
CRAIG RAY WEBSTER, Partner

Craig R Webster  
CRAIG R. WEBSTER, Individually



**EXHIBIT A**  
Legal Description

A part of the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows:

Commencing at the Brass Cap monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian and running thence South  $00^{\circ}52'22''$  West along the West line of the Southwest Quarter of said section as currently monumented 99.04 feet; thence leaving said Quarter Section line South  $88^{\circ}27'38''$  East 1824.56 feet to the Northeast Corner of Lot 1, Block 1, Plat "A" of the GARDEN CITY SURVEY and is the true point of beginning; and running thence South  $00^{\circ}44'09''$  West (South by record) along the East line of said lot 296.60 feet (297 feet by record) to a point on an existing fence line; thence leaving said East lot line North  $88^{\circ}04'07''$  West (West by record) along said fence line 296.66 feet (297 feet by record) to an existing fence corner; thence North  $00^{\circ}47'42''$  East (North by record) along an existing fence line 294.57 (297 feet by record) to a point on the North line of the aforementioned lot 1; thence leaving said fence line South  $88^{\circ}27'38''$  East (East by record) along said North lot line 296.32 feet (297 feet by record) to the point of beginning.

SUBJECT to the effect, if any, of Boundary Line Agreements filed in the Office of the Rich County recorder as filing numbers 65617, 65618, and 65619.

Less and Excepting therefrom any portion of the above described property contained within the following legal description: Part of Block 1, GARDEN CITY SURVEY PLAT "A", also being located in the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows: Beginning at a point located North  $01^{\circ}08'48''$  East (North by record) 169.98 feet from the Southwest Corner of Lot 3, Block 1, GARDEN CITY SURVEY PLAT "A"; and running thence North  $01^{\circ}08'48''$  East (North by record) 144.70 feet to the Southwest Corner of the STRINGHAM MINOR SUBDIVISION at a point located approximately 11.1 feet North of the Northwest Corner of said Lot 3; thence South  $88^{\circ}03'17''$  East (South  $88^{\circ}03'30''$  East by record) along said South Subdivision line 305.58 feet to a long standing fence corner, being located approximately 5.9 feet North and 4.5 feet East of the center of said Block 1; thence South  $01^{\circ}21'11''$  West along an old fence line 140.65 feet; thence North  $88^{\circ}48'52''$  West (West by record) 305.04 feet to the point of beginning.