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BK 7755 PG 2339

E 3380136 B 7755 P 2339-2341
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/7/2021 4:21:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED, RETURN TO:

CW THE CLARA, LLC
Attn: Colin H. Wright
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

CT-143730-CAF
TIN 11-004-0183

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CW THE CLARA, LLC, a Utah limited liability company ("**Grantor**"), with an address of 1222 W. Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, hereby conveys and warrants against all who claim by, through or under the Grantor, to WEST BENCH, LLC, a Utah limited liability company ("**Grantee**"), with an address of 3575 Charleston Lane, Idaho Falls, Idaho 83404, an undivided Twenty-Seven and 45/100 Percent (27.45%) tenant-in-common interest of Grantor's right, title and interest in the parcel of land located in Davis County, Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantor this 7 day of May, 2021.

CW THE CLARA, LLC,
a Utah limited liability company

Colin Wright
By: Colin Wright
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 7 day of May, 2021, before me, Tony Hill, Notary Public, personally appeared Colin Wright, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tony Hill
Signature of Notary Public


 TONY HILL
Notary Public, State of Utah
Commission #711935
My Commission Expires
05/07/2024
(seal)

EXHIBIT "A"
PROPERTY DESCRIPTION

Beginning at a point on the westerly right-of-way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507040; said point being North 89°29'50" East, (NAD83 Bearing is North 89°51'30" East), along the section line, 375.23 feet and South 2799.23 feet from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said North Quarter corner being South 89°27'20" East, 2637.37 feet from the Northwest corner of said Section 28; (Basis of Bearing is North 00°04'00" East between the West Quarter Corner and Northwest Corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian); and running thence along said westerly right-of-way line the following two (2) courses: South 00°34'30" West, 206.02 feet; thence South 16°04'46" West, 35.16 feet; thence South 61°58'00" West, 236.37 feet; thence North 35°00'00" West, 86.63 feet; thence South 48°20'25" West, 89.49 feet to a point on the easterly right-of-way line of Main Street; thence along said easterly right-of-way line the following three (3) courses: North 41°32'00" West, 35.25 feet; thence North 61°58'00" East, 11.57 feet; thence North 41°32'00" West, 51.46 feet; thence North 55°00'00" East, 469.11 feet to the point of beginning.

Tax Id No.: 11-064-0183