

E 3325480 B 7655 P 2366-2368

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

12/11/2020 2:14:00 PM

FEE \$40.00 Pgs: 3

DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
CW The Lane West, LLC, a Utah limited liability company
1222 Legacy Crossing Blvd, Ste #6
Centerville, UT 84014



COTTONWOOD
TITLE

File No.: 135113-CAF

SPECIAL WARRANTY DEED

D.I.C. Estate L.C., a Utah Limited Liability Company,

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW The Lane West, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 11-064-0183, (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10th day of December, 2020.

D.I.C. Estate L.C., a Utah Limited Liability Company

BY: Ryan Dansie
Ryan Dansie
Manager

STATE OF ~~UTAH~~

COUNTY OF DAVIS

On the 10th day of December, 2020, personally appeared before me Ryan Dansie, who acknowledged himself to be the Manager of D.I.C. Estate L.C., a Utah Limited Liability Company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael Paul Chabries
Notary Public

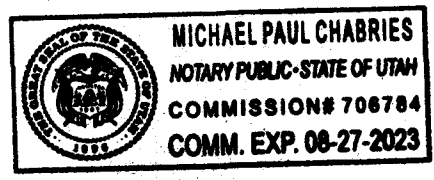


EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the East line of Highway #1, Davis County Road Survey at a point 470.6 feet South and South 41°32' East 124.2 feet from the Northwest corner of the Southeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and running thence North 61°58' East 167 feet; thence North 41°32' West 102 feet; thence South 61°58' West 167 feet, more or less, to the East line of Highway #1; thence South 41°32' East along said East line 102 feet to the place of beginning.

PARCEL 2:

Beginning at a point 420 feet East and South 00°14' West 2772.5 feet and South 55° West 510 feet and South 41°32' East 50.46 feet from the Northwest corner of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and thence running North 55° East 173 feet; thence South 34°40' East 120 feet to the North line of property conveyed as Entry No. 534141 in Book 773 at Page 176; thence South 61°58' West along the North line to the Southeast corner of property conveyed as Entry No. 1021062 in Book 1586 at Page 815; thence North 41°32' West 102 feet; thence South 61°58' West 154.32 feet, more or less, to a point South 41°32' East of the point of beginning; thence North 41°32' West 1.3 feet to the point of beginning.

PARCEL 3:

Beginning at a point 379.17 feet East and South 00°14' West 2772.5 feet from the Northwest corner of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Meridian and running thence South 55° West 469.17 feet; thence South 41°32' East 50.46 feet, more or less, to the North line of property conveyed in Book 1779 at Page 536 as Entry No. 1130415; thence running North 55° East 173.00 feet along the North line; thence South 34°40' East 120 feet along the East line of said property to the North line of property conveyed in Book 773 at Page 176 as Entry No. 534141; thence Northerly along the North line to the Southwest corner of property conveyed in Book 1-K at Page 168 as Entry No. 50095; thence North 61°58' East 147.18 feet, more or less, to the Westerly right of way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507040; thence North 16°04'46" East 27.92 feet; thence North 00°34'30" East 209.75 feet to the point of beginning.

WHEN RECORDED, RETURN TO:
CW Urban, LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

Affecting Parcel Nos.: 11-064-0197 and 11-064-0198

AFFIDAVIT REGARDING NAME CHANGE

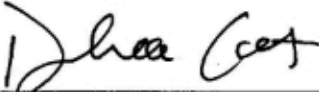
Before me, the undersigned notary public, personally appeared the undersigned, who by me being duly sworn deposes and says that:

1. The undersigned is the Manager of CW The Clara QOZB, LLC, a Utah limited liability company (the "**Company**") and is authorized to execute and deliver this Affidavit Regarding Name Change on behalf of the Company.
2. The Company initially filed a Certificate of Organization with the Utah Division of Corporations (the "**Division**") on or around December 8, 2020, under the name "CW The Lane West, LLC". Attached hereto as **Exhibit A** is the filed copy of the Certificate of Organization.
3. On or around December 30, 2020, CW The Lane West, LLC, filed that certain Amendment to Certificate of Organization with the Division which amended the Company's name from "CW The Lane West, LLC" to "CW The Lane QOZB, LLC". Attached hereto as **Exhibit B** is the filed copy of the Amendment to Certificate of Organization.
4. On or around April 22, 2021, CW The Lane QOZB, LLC, filed that certain Amendment to Certificate of Organization with the Division which amended the Company's name from "CW The Lane QOZB, LLC" to "CW The Clara, LLC". Attached hereto as **Exhibit C** is the filed copy of the Amendment to Certificate of Organization.
5. On or around September 9, 2021, CW The Clara, LLC, filed that certain Amendment to Certificate of Organization with the Division which amended the Company's name from "CW The Clara, LLC" to "CW The Clara QOZB, LLC". Attached hereto as **Exhibit D** is the filed copy of the Amendment to Certificate of Organization.
6. The affected parcel numbers are further described on **Exhibit E** attached hereto.

[Signature and Acknowledgement Page Follows]

IN WITNESS WHEREOF, the Manager of the Company has executed this Affidavit Regarding Name Change as of the 4th day of November, 2021.

CW THE CLARA QOZB, LLC,
a Utah limited liability company

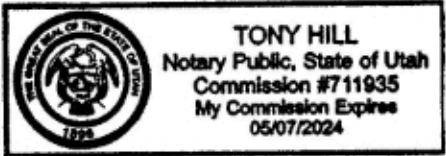
By: 
Name: Darlene Carter
Title: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 4th day of November, 2021, personally appeared before me Darlene Carter, to me known to be the Manager of CW The Clara QOZB, LLC, a Utah limited liability company, the limited liability company that executed the within ad foregoing instrument, and acknowledged the instrument to be the free and voluntary act of said limited liability company for the uses and purposes therein mentioned, and on oath stated that she was duly authorized to execute said instrument on behalf of said limited liability company.

Witness my hand and official seal.


(Notary Public)



(Seal)

EXHIBIT A
(Certificate of Organization – December 8, 2020)

To 10010206438

Page 3 of 3

2020-12-08 16:46:21 GMT

10012082108

Date: 12/08/2020
Receipt Number: 0644733
Amount Paid: \$148.00

From Tony H



RECEIVED

DEC 08 2020

Utah Div. of Corp. & Comm. Code

EXPEDITE

**CERTIFICATE OF ORGANIZATION
OF
CW THE LANE WEST, LLC**

THIS CERTIFICATE OF ORGANIZATION forming a limited liability company under the Utah Revised Uniform Limited Liability Company Act, Utah Code Section 48-3-101, et seq. (the "Act"), is made and executed by the undersigned.

- Name.** The name of the limited liability company is CW The Lane West, LLC (hereinafter referred to as the "Company").
- Principal Office.** The street address of the Company's principal office is:

1222 West Legacy Crossing Blvd. STE 6
Centerville, UT 84014
- Registered Office and Agent.** The street address of the Company's office is 1222 W. Legacy Crossing Blvd., STE 6, Centerville, UT 84014. The name of the Company's initial registered agent at that address is Colin H. Wright. As evidenced by this appointment, the registered agent named herein consents to serve as registered agent for the Company and will serve as registered agent at the registered office specified above.
- Duration.** The duration of the Company shall be perpetual.
- Liability of Members.** No Member shall personally be liable for any of the losses of the Company beyond his, her, or its capital interest in the Company.

IN WITNESS WHEREOF, the undersigned Organizer has executed this Certificate of Organization as of the 8th day of December, 2020.

ORGANIZER

By: Colin H. Wright
Name: Colin H. Wright

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 8 day of December, 2020
in the office of this Division and hereby issued
this Certificate thereof.

Examiner: JHP Date: 12/9/2020

Jacob Berger
Division Director

DEC 8 '20 11:16

12062153-0160

EXHIBIT B
(Amendment to Certificate of Organization – December 30, 2020)

19-100124000000 Page 4 of 4 2020-12-30 10:14:24 AM 19-100124000000 From: 1091 PG

Date: 12/30/2020
Receipt Number: 8860278

This form must be type written or computer generated. \$37.00

RECEIVED

DEC 30 2020

Utah Div. of Corp. & Comm. Code



State of Utah
Department of Commerce
Division of Corporations & Commercial Code
Amendment to Certificate of Organization

Non-Refundable Processing Fee: \$37.00

Pursuant to UCA § 48-3a-202, the individual named below causes this Amendment to the Certificate of Organization to be delivered to the Utah Division of Corporations for filing, and states as follows:

Entity Number: 12082133-0180

The name of the limited liability company is: CW The Lane West, LLC

The Certificate of Organization shall be amended as set forth herein (complete all that apply):

There is a change in the name of the limited liability company to:
CW The Lane 002B, LLC

The Certificate of Organization is amended as follows:
Except for the name change listed above there are no other amendments to the Certificate of Organization.

Filing date of initial certificate December 8, 2020

Future effective date (if not to be effective upon filing) Upon filing (MM-DD-YYYY & not to exceed 90 days)

Under penalties of perjury, I declare that this Amendment of Certificate of Organization has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Name: Colin H. Wright

Signed: [Signature]

Title: Manager

Dated: December 30, 2020

Under GRAMA (63G-2-301), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 10 day of December, 2020.
In this office of the Division and hereby issued
This Certificate thereof.

01/14

Examiner LCL Date 12/31/20

DEC 30 '20 4:41



[Signature]
Division Director

1231-57 LCL

EXHIBIT C
(Amendment to Certificate of Organization – April 22, 2021)

To 18015306438

Page 2 of 2

2021-04-22 10:26:29 GMT

18015306438

From: vany rns

EXPEDITE

Date: 04/22/2021
Receipt Number: 8066172
Amount Paid: \$112.00

RECEIVED

APR 22 2021

SP

This form must be type written or e



State of Utah
Department of Commerce
Division of Corporations & Commercial Code
Amendment to Certificate of Organization

Utah Div. of Corp. & Comm. Code

Non-Refundable Processing Fee: \$37.00

Pursuant to UCA § 48-3a-202, the individual named below causes this Amendment to the Certificate of Organization to be delivered to the Utah Division of Corporations for filing, and states as follows:

Entity Number: 12082133-0180

The name of the limited liability company is: CW The Lane QOZB, LLC

The Certificate of Organization shall be amended as set forth herein (complete all that apply):

There is a change in the name of the limited liability company to:
CW The Clara, LLC

The Certificate of Organization is amended as follows:
The name change listed above is the only change to the Certificate of Organization.

Filing date of initial certificate December 8, 2020

Future effective date (if not to be effective upon filing) Upon filing (FORM 00-1111 & not to exceed 90 days)

Under penalties of perjury, I declare that this Amendment of Certificate of Organization has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Name: Colin Wright

Signed: [Signature]

Title: Manager

Dated: April 22, 2021

Under GRAMA (63G-1-281), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 22 day of April, 2021
in this office of this Division and hereby issued
This Certificate thereof.

APR 22 '21 10:11:11

01/14

Examiner [Signature] Date 04/23/21



[Signature]
Leigh Vetterle
Division Director

EXHIBIT C
(Amendment to Certificate of Organization – September 9, 2021)

To: +18015306438

Page: 3 of 5

2021-09-09 17:07:13 GMT

Date: 09/09/2021
Receipt Number: 9073601
Amount Paid: \$144.00

From: Tony Hill



State of Utah
Department of Commerce
Division of Corporations & Commercial Code
Amendment to Certificate of Organization

RECEIVED
SEP 09 2021

Non-Refundable Processing Fee: \$37.00

Utah Div of Corp & Comm Code

Pursuant to UCA § 48-3a-202, the individual named below causes this Amendment to the Certificate of Organization to be delivered to the Utah Division of Corporations for filing, and states as follows:

Entity Number: 12062133-0160

The name of the limited liability company is: CW The Clara, LLC

The Certificate of Organization shall be amended as set forth herein (complete all that apply):

There is a change in the name of the limited liability company to:
CW The Clara COZB, LLC

The Certificate of Organization is amended as follows:
The name change listed above is the only change to the Certificate of Organization.

SP

Filing date of initial certificate December 8, 2020.

Future effective date (if not to be effective upon filing) Upon filing (MAY-EO-13773 & Not to exceed 90 days)

Under penalties of perjury, I declare that this Amendment of Certificate of Organization has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Name: Colin Wright

Signed: [Signature]

Title: Manager

Dated: 09/2021

I advise GRAMA (63G-3-301), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 09 day of SEP 2021
in this office of this Division and hereby issued
This Certificate thereof.

01/14

Examiner TMM Date 09/13/21



[Signature]
Leigh Vellella
Division Director

SEP 9 '21 AM 11:40

EXHIBIT E
(Legal Description)

Parcel No. 11-064-0197 (for reference purposes only)

BEG ON THE E LINE OF HWY #1, DAVIS COUNTY ROAD SURVEY AT A PT 470.6 FT S & S 41°32' E 124.2 FT FR THE NW COR OF THE SE 1/4 OF SEC 28-T4N-R1W, SLB&M; & RUN TH N 61°58' E 82.02 FT, M/L, TO A W'LY LINE OF PPTY CONV IN SPECIAL WARRANTY DEED RECORDED 05/07/2021 AS E# 3380136 BK 7755 PG 2339; TH ALG SD PPTY THE FOLLOWING TWO COURSES: N 35°00'00" W 86.63 FT & S 48°20'25" W 89.49 FT, M/L, TO THE E LINE HWY #1; TH S 41°32' E ALG SD E LINE 66.75 FT, M/L, TO THE POB. CONT. 0.15 ACRES (ROTATION TO NAD83 0°21'40" CLOCKWISE) (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel No. 11-064-0198 (for reference purposes only)

BEG AT A PT ON THE W'LY R/W LINE OF A ROAD CONV IN BK 2486 PG 803 AS E# 1507040; SD PT BEING N 89°29'50" E, (NAD83 BEARING IS N 89°51'30" E), ALG THE SEC LINE 375.23 FT & S 2799.23 FT FR THE N 1/4 COR OF SEC 28-T4NR1W, SLB&M; SD N 1/4 COR BEING S 89°27'20" E 2637.37 FT FR THE NW COR OF SD SEC 28; (BASIS OF BEARING IS N 00°04'00" E BETWEEN THE W 1/4 COR & NW COR OF SD SEC 28-T4N-R1W, SLB&M); & RUN TH ALG SD W'LY R/W LINE THE FOLLOWING TWO (2) COURSES: S 00°34'30" W 206.02 FT; TH S 16°04'46" W 35.16 FT; TH S 61°58'00" W 236.37 FT; TH N 35°00'00" W 86.63 FT; TH S 48°20'25" W 89.49 FT TO A PT ON THE E'LY R/W LINE OF MAIN STR; TH ALG SD E'LY R/W LINE THE FOLLOWING THREE (3) COURSES: N 41°32'00" W 35.25 FT; TH N 61°58'00" E 11.57 FT; TH N 41°32'00" W 51.46 FT; TH N 55°00'00" E 469.11 FT TO THE POB. CONT. 1.54