

Special Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
12/23/2020 03:53:48 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
CW Desert Village Partnership, L.P., a Delaware limited partnership  
1222 W Legacy Crossing Blvd., Ste 6  
Centerville, UT 84014



File No.: 136133-CAF

**SPECIAL WARRANTY DEED**

CW Desert Village, LLC, a Utah limited liability company, as to its undivided 4% interest

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

CW Desert Village Partnership, L.P., a Delaware limited partnership

**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 Washington County, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** SC-6-2-9-440121 (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 23 day of December, 2020.

**CW Desert Village, LLC, a Utah limited liability company**

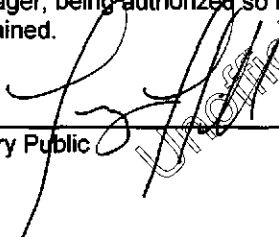
**BY: CW Development Group, LLC, a Utah limited liability company, its Manager**

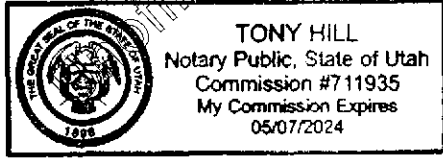
BY:   
Colin Wright  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 23 day of December, 2020, personally appeared before me Colin Wright, who acknowledged himself to be the Manager of CW Development Group, LLC, a Utah limited liability company, which is Manager of CW Desert Village, LLC, a Utah limited liability company, and that he, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A  
Legal Description**

Beginning at a point on the East right of way line of "Rachel Drive", said point being North 00°37'37" East, 1201.38 feet along the section line and South 89°22'23" East, 30.00 feet from the West quarter corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along said right of way line North 00°37'37" East, 809.25 feet to the South lot line of Lot 5, in Block 28 of the "Saint George and Santa Clara Bench Irrigation Company Survey"; thence along said South lot line South 89°11'13" East, 351.16 feet, more or less, to the Westerly boundary line of the "Santa Clara City" property (Document No. 20130034239); thence along the boundary the following eighteen (18) courses: South 45°53'15" East, 65.23 feet, more or less, to the beginning of a curve, said curve turning to the right through an angle of 21°16'20", having a radius of 525.00 feet, and whose long chord bears South 35°15'06" East, 193.80 feet; thence along the arc of said curve 194.92 feet; thence South 24°36'55" East, 140.96 feet to the beginning of a curve, said curve turning to the left through an angle of 35°07'29", having a radius of 475.00 feet, and whose long chord bears South 42°10'40" East, 286.65 feet; thence along the arc of said curve 291.19 feet; thence South 59°44'23" East, 441.32 feet to the beginning of a curve, said curve turning to the right through an angle of 78°31'55", having a radius of 75.00 feet, and whose long chord bears South 20°54'25" East, 94.94 feet; thence along the arc of said curve 102.80 feet; thence South 18°21'25" West, 279.66 feet; thence South 62°09'49" West, 41.97 feet; thence North 64°55'01" West, 151.45 feet to the beginning of a curve, said curve turning to the left through an angle of 06°37'51", having a radius of 500.00 feet, and whose long chord bears North 68°13'56" West, 57.84 feet; thence along the arc of said curve 57.87 feet; thence North 71°32'53" West, 299.79 feet to the beginning of a curve, said curve turning to the left through an angle of 17°43'30", having a radius of 500.00 feet, and whose long chord bears North 80°24'38" West, 154.06 feet; thence along the arc of said curve 154.68 feet; thence North 89°16'23" West, 48.58 feet to the beginning of a curve, said curve turning to the right through an angle of 17°35'56", having a radius of 500.00 feet, and whose long chord bears North 80°28'56" West, 152.98 feet; thence along the arc of said curve 153.58 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 76°12'56", having a radius of 25.00 feet, and whose long chord bears North 33°34'11" West, 30.86 feet; thence along the arc of said curve 33.26 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 75°44'33", having a radius of 50.00 feet, and whose long chord bears North 33°19'44" West, 61.39 feet; thence along the arc of said curve 66.10 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 18°00'13", having a radius of 500.00 feet, and whose long chord bears North 80°12'12" West, 156.46 feet; thence along the arc of said curve 157.11 feet; thence North 89°12'18" West, 28.14 feet, more or less, to the point of beginning.