

REQUESTED BY AND WHEN  
RECORDED, RETURN TO:  
Lennar Homes of Utah, Inc.  
Attn: Seth Townsend  
111 E Sejo Lily Dr #150  
Sandy, UT 84070

13850436 B: 11284 P: 2439 Total Pages: 6  
12/17/2021 04:23 PM By: ndarmiento Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

PLEASE MAIL TAX NOTICES TO GRANTEE  
AT ADDRESS LISTED BELOW

143383-CAF

Tax Parcel No.: 20-26-326-050

### SPECIAL WARRANTY DEED

CW Copper Rim Donation, LLC, a Utah limited liability company, Grantor, with an address of 1222 West Legacy Crossing Blvd, Suite 6, Centerville, Utah 84014, hereby conveys and warrants against all claiming by, through, or under Grantor to Lennar Homes of Utah, Inc., a Delaware corporation, Grantee, with an address of 111 E Sejo Lily Dr #150, Sandy, Utah 84070, for the sum of Ten Dollars, all of Grantor's right, title, and interest in and to the following described tract of land in Salt Lake County, Utah:

See Attached **Exhibit A**.

SUBJECT ONLY TO those matters described on **Exhibit B**  
attached hereto and made a part hereof.

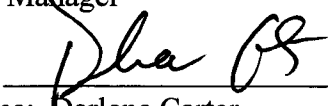
This Special Warranty Deed is executed by Grantor to be effective as of December 17,  
2021.

#### GRANTOR:

CW COPPER RIM DONATION, LLC, a  
Utah limited liability company

By: CW LAND CO., LLC, a Utah  
limited liability company  
Its: Manager

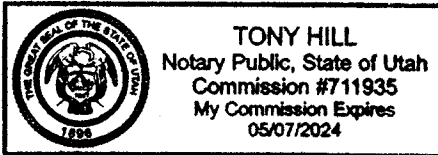
By: CW DEVELOPMENT GROUP,  
LLC, a Utah limited liability company  
Its: Manager

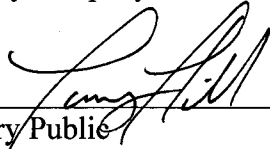
By:   
Name: Darlene Carter  
Title: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this 17 day of December, 2021, by Darlene Carter, the Manager of CW Development Group, LLC, a Utah limited liability company, the Manager of CW Land Co., LLC, a Utah limited liability company, the Manager of CW Copper Rim Donation, LLC, a Utah limited liability company.

(Seal)



  
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Notary Public  
Residing at: DAVIS COUNTY, UT

My Commission Expires:

05/07/2024

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as:

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF A PARCEL OWNED BY WEST JORDAN CITY, AS DESCRIBED PER ENTRY 12993692, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT BEING NORTH 00°35'38" WEST 1166.47 FEET ALONG THE QUARTER SECTION LINE, AND SOUTH 89°24'22" WEST 84.21 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID WEST JORDAN CITY PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 00°00'03" EAST 10.06 FEET; (2) SOUTH 89°59'12" WEST 173.49 FEET; (3) SOUTH 49°32'11" WEST 149.97 FEET; (4) SOUTH 39°17'14" WEST 120.00 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF MOUNTAIN VIEW CORRIDOR; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 50°42'48" WEST 204.61 FEET; (2) NORTH 32°46'46" WEST 349.44 FEET TO THE SOUTHWEST CORNER OF THE CW LAND 'PARCEL A', AS DESCRIBED PER ENTRY 13091874, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CW LAND PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 57°13'02" EAST 218.97 FEET TO A POINT OF CURVATURE WITH A 648.75 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE NORTHEASTERLY 194.72 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 48°37'07" EAST FOR A DISTANCE OF 193.99 FEET); (3) NORTH 40°01'11" EAST 344.74 FEET TO A POINT OF CURVATURE WITH A 351.25 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE NORTHEASTERLY 89.98 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 47°21'30" EAST FOR A DISTANCE OF 89.73 FEET); (5) NORTH 54°41'53" EAST 33.51 FEET

TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, AS PER THE SUBDIVISION PLAT OF COPPER RIM – PHASE 1B, RECORDED AS ENTRY 13353053, BOOK 2020P, PAGE 188, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, PER COPPER RIM – PHASE 1B SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 35°18'07" EAST 35.50 FEET TO A POINT OF CURVATURE WITH A 1,025.58 FOOT RADIUS CURVE TO LEFT; (2) THENCE SOUTHEASTERLY 38.29 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 36°22'00" EAST FOR A DISTANCE OF 38.29 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, AS PER PLAT OF COPPER RIM – PHASE 1A, RECORDED AS ENTRY 13350558, BOOK 2020P, PAGE 186, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, PER COPPER RIM – PHASE 1A PLAT, THE FOLLOWING THREE (3) COURSES & DISTANCES: (1) SOUTHEASTERLY 300.83 FEET ALONG THE ARC OF A 1,035.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS NORTH 52°34'44" EAST; (CHORD TO SAID CURVE BEARS SOUTH 45°44'52" EAST FOR A DISTANCE OF 299.77 FEET); (2) SOUTH 54°04'28" EAST 97.92 FEET TO A POINT OF CURVATURE WITH A 965.00 FOOT RADIUS CURVE TO THE RIGHT; (3) THENCE SOUTHEASTERLY 113.25 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 50°42'45" EAST FOR A DISTANCE OF 113.18 FEET); TO A POINT ON THE CENTERLINE FOR A PROPOSED ROADWAY; THENCE SOUTH 39°25'08" WEST 564.42 FEET ALONG SAID PROPOSED ROADWAY CENTERLINE TO THE POINT OF BEGINNING.

## **Permitted Exceptions**

1. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
2. 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.
3. Claim, right, title or interest to water or water rights whether or not shown by the public records.
4. Master Development Agreement for Copper Rim by and among West Jordan City, a municipality and political subdivision of the State of Utah and CW Land Co., LLC, a Utah limited liability company, dated November 7, 2018 and recorded November 27, 2018 as Entry No. 12892584 in Book 10733 at Page 4678.

First Amendment to the Master Development Agreement Copper Rim detailed in the Ordinance No. 21-07 approved on August 4, 2021.

5. Declaration and Grant of Water Line Easement by and among Richard H. Jensen and Craig D. Jensen, and Robert S. Bowman, dated April 1, 2015 and recorded April 2, 2015 as Entry No. 12023110 in Book 10311 at Page 5547.

First Amendment to Declaration and Grant of Water Line Easement, recorded December 16, 2020 as Entry No. 13500156 in Book 11081 at Page 2975.

6. 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.
7. Rights of access to Mountain View Corridor have been relinquished to the State of Utah by Final Judgment of Condemnation recorded April 15, 2016 as Entry No. 12260863 in Book 10421 at Page 7405 of official records.
8. Perpetual Utility Easement in favor of the City of West Jordan, a municipal corporation and political subdivision of the State of Utah for the purpose of installation and maintenance of water lines, electric lines, drain lines, and any appurtenances connected thereto or necessary in the Grantee's operation of its water tank and incidental purposes, by instrument recorded May 15, 2019 as Entry No. 12988999 in Book 10780 at Page 9597.
9. Perpetual Slope Easement in favor of the City of West Jordan, a municipal corporation and political subdivision of the State of Utah for the purpose of installation and maintenance of fill material to support a public road, and any appurtenances connected thereto and

incidental purposes, by instrument recorded August 4, 2020 as Entry No. 13350551 in Book 10992 at Page 8024.

10. Temporary Public Utility Easement for use by all suppliers of public utilities or other necessary public services, recorded August 4, 2020 as Entry No. 13350553 in Book 10992 at Page 8038.
11. Perpetual Slope Easement in favor of the City of West Jordan, a municipal corporation and political subdivision of the State of Utah for the purpose of installation and maintenance of fill material to support a public road, and any appurtenances connected thereto and incidental purposes, by instrument recorded August 6, 2020 as Entry No. 13353047 in Book 10994 at Page 2414.
12. Temporary Public Utility Easement for use by all suppliers of public utilities or other necessary public services, recorded August 6, 2020 as Entry No. 13353049 in Book 10994 at Page 2426.