

14189903 B: 11464 P: 1167 Total Pages: 3  
12/28/2023 03:26 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Wood Ranch Development, LLC, a Utah limited liability company  
970 Woodoak Lane  
Holladay, UT 84117



File No.: 174510-DMF

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## SPECIAL WARRANTY DEED

**G & N Wood Properties, LLC, a Utah limited liability company (formerly a Colorado limited liability company),**

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

**Wood Ranch Development, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Holladay, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

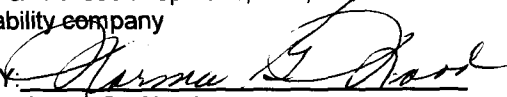
**TAX ID NO.:** 20-27-100-005 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 26th day of December, 2023.

G & N Wood Properties, LLC, a Utah limited liability company

BY:   
Norma G. Wood  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28<sup>th</sup> day of December, 2023, before me, personally appeared Norma G. Wood, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of G & N Wood Properties, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point on the Westerly right-of-way line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 4245.485 feet along the section line and West 138.204 feet from the South quarter corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 South 08°02'22" West 59.846 feet to a Northerly line of Parcel No. 20-27-101-001-4003; thence along said Parcel No. 20-27-101-001-4003 the following (2) courses: 1) North 81°57'38" West 44.904 feet; 2) South 08°02'22" West 11.154 feet; thence North 81°57'38" West 382.415 feet to a point on a 515.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 64.667 feet); thence along the arc of said curve 64.710 feet through a central angle of 07°11'57"; thence North 74°45'41" West 175.572 feet to a point on a 515.000 foot radius tangent curve to the right, (radius bears North 15°14'19" East, Chord: North 59°50'49" West 265.096 feet); thence along the arc of said curve 268.114 feet through a central angle of 29°49'43"; thence North 44°55'57" West 62.623 feet to a point on a 515.000 foot radius non tangent curve to the right, (radius bears North 42°34'23" West, Chord: South 58°45'19" West 202.323 feet); thence along the arc of said curve 203.647 feet through a central angle of 22°39'24"; thence South 70°05'00" West 303.339 feet to a point on a 455.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 69°11'13" West 14.236 feet); thence along the arc of said curve 14.237 feet through a central angle of 01°47'34" to an Easterly line of said Parcel No. 20-27-101-001-4003; thence along said Parcel No. 20-27-101-001-4003 the following (2) courses: 1) North 23°18'56" West 59.964 feet to a point on a 330.000 foot radius non tangent curve to the left, (radius bears South 18°12'42" East, Chord: South 71°42'39" West 0.892 feet); 2) along the arc of said curve 0.892 feet through a central angle of 00°09'18" to a point of reverse curvature with a 515.000 foot radius non tangent curve to the right, (radius bears South 21°59'43" East, Chord: North 69°02'38" East 18.685 feet); thence along the arc of said curve 18.686 feet through a central angle of 02°04'44"; thence North 70°05'00" East 303.339 feet to a point on a 455.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 54°52'59" East 238.598 feet); thence along the arc of said curve 241.420 feet through a central angle of 30°24'03"; thence South 50°19'02" East 65.000 feet; thence South 44°55'57" East 59.482 feet to a point on a 445.000 foot radius tangent curve to the left, (radius bears North 45°04'03" East, Chord: South 59°50'49" East 229.064 feet); thence along the arc of said curve 231.671 feet through a central angle of 29°49'43"; thence South 74°45'41" East 175.572 feet to a point on a 445.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 55.877 feet); thence along the arc of said curve 55.914 feet through a central angle of 07°11'57"; thence South 81°57'38" East 98.125 feet to a point on a 485.000 foot radius non tangent curve to the right, (radius bears South 79°18'06" East, Chord: North 10°43'39" East 0.491 feet); thence along the arc of said curve 0.491 feet through a central angle of 00°03'29"; thence North 10°20'45" East 0.509 feet; thence South 81°57'38" East 329.151 feet to the point of beginning. (AKA Proposed Chamomile ROW Parcel)