

14190111 B: 11464 P: 2437 Total Pages: 3
12/29/2023 10:56 AM By: sarvizo 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:
Russel Neil Walter
243 E St. George Blvd. Ste. 200
Saint George, UT 84770



File No.: 174547-PCF

SPECIAL WARRANTY DEED

CW The Madelynn, LLC, a Utah limited liability company,

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

Russel Neil Walter,

GRANTEE(S), of Saint George, 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.: 08-25-460-009 (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.

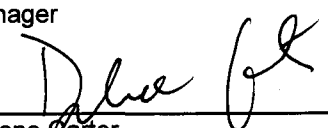
[Signature on following page]

Dated this 21st day of December, 2023.

CW The Madelynn, LLC
a Utah limited liability company

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

By: CW Development Group, LLC
a Utah limited liability company
Its: Manager

BY: 
Darlene Carter
Chief Executive Officer

State of Utah

County of Davis

On the 21 day of December, 2023, personally appeared before me Darlene Carter, who being duly sworn did say that she is the Chief Executive Officer of CW Development Group, LLC, a Utah limited liability company, which is the Manager of CW Urban, LLC, a Utah limited liability company, which is the Manager CW The Madelynn, LLC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company and said Darlene Carter acknowledged to me that the said limited liability company executed the same.


Notary Public

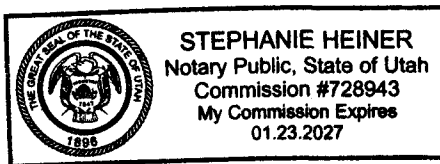


EXHIBIT A
Legal Description

Unit 8, contained within MADELYNN CONDOMINIUMS, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on April 5, 2023 as Entry No. 14090198 in Book 2023P of Plats at Page 76 and in the declaration recorded April 5, 2023 as Entry No. 14090199 in Book 11410 at Page 8523 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.