

14220149 B: 11480 P: 472 Total Pages: 3  
03/25/2024 03:15 PM By: vanguyen 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:  
CW The Monroe Partnership, L.P., a Delaware limited partnership  
610 N 800 W  
Centerville, UT 84014



File No.: 176370-CAF

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## SPECIAL WARRANTY DEED

**CW The Monroe, 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

**CW The Monroe 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-31-429-006, 16-31-429-007, 16-31-429-008, 16-31-429-009, 16-31-429-010,  
16-31-429-011, 16-31-429-019 and 16-31-429-024 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 21 day of March, 2024.

CW The Monroe, LLC, a Utah limited liability company

BY: CW Urban, LLC, a Utah limited liability company, its Manager

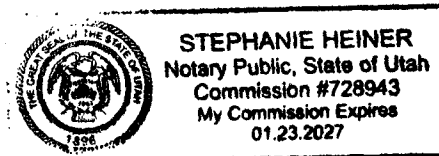
BY: CW Development Group, LLC, a Utah limited liability company, its Manager

BY: \_\_\_\_\_  
Colin Wright  
Manager

STATE OF UTAH  
COUNTY OF Davis ~~SALT LAKE~~

On this 21 day of March, 2024, before me, personally appeared Colin Wright, 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 CW The Monroe, LLC, a Utah limited liability company.

\_\_\_\_\_  
Notary Public



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

Proposed THE MONROE TOWNHOMES, being more particularly described as follows:

All of that certain property comprised of eight (8) individual parcels hereafter to be known as Parcels 1, 2, 3, 4, 5, 6, 8 & 9 and referenced by the vesting documents listed at the end of this description.

Parcels 1 through 6 and Parcel 8 are located within Lot 2 of Block 19, Ten Acre Plat "A", Big Field Survey, located in the Southeast quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian. Parcel 9 is located within Lots 1 and 2 of said Block 19. The exterior boundary for said parcels is more particularly described as follows:

Commencing at the monument located at the intersection of 500 East and 3900 South Streets and running thence, South 89°58'25" East, a distance of 794.47 feet; thence, North 00°12'23" East, a distance of 33.00 feet to the Southwest corner of said Lot 1 of Block 19; thence, North 00°12'23" East, a distance of 7.00 feet to the point on the Northerly right-of-way line of 3900 South Street and the point of beginning for this description; thence, North 89°58'25" West, along the Northerly sideline of said 3900 South Street and the Southerly line of Parcels 1 through 6, a distance of 365.70 feet to the Southwest corner of Parcel 1; thence North, 00°01'33" East, along the West line of Parcel 1, a distance of 141.50 feet to the Northwest corner of Parcel 1; thence, South 89°58'25" East, along the Northerly line of Parcels 1, 2, 3 & 4, a distance of 203.19 feet to a point on the Northerly line of Parcel 4; thence, North 00°12'23" East, along the West line of Parcels 9 & 8, a distance of 170.97 feet to the Northwest corner of Parcel 8 and the Southwest corner of Lot 2 of the Center Square Subdivision recorded on August 29, 2008 as Entry No. 10510247 in Book 2008P at Page 216, of official records; thence continuing along the Southerly and Easterly lines of said Lot 2, the Southerly and the Westerly lines of Lot 1 of said Center Square Subdivision, the following 7 courses: (1) South 89°58'48" East, a distance of 132.93 feet; (2) North 00°12'24" East, a distance of 54.00 feet; (3) South 89°59'03" East, a distance of 30.06 feet; (4) North 00°12'23" East, a distance of 36.05 feet; (5) South 89°59'08" East, a distance of 199.88 feet; (6) South 00°12'11" West, a distance of 52.54 feet; (7) South 89°59'06" East, a distance of 33.35 feet to the Northwest corner of that certain parcel described by Quit Claim Deed recorded as Entry No. 10639758 in Book 9694 at Page 3031, of official records; thence South 00°11'40" West, along the West line of said parcel and the East line of Parcel 9, a distance of 350.05 feet to the Northerly sideline of 3900 South Street; thence North 89°58'25" West, a distance of 233.34 feet to the Southwest corner of said Lot 1, Block 19, and the point of beginning.

TOGETHER WITH a non-exclusive easement for pedestrian and vehicular ingress, egress and traffic and vehicular parking as disclosed by that certain Cross Easement Agreement recorded August 2, 2002 as Entry No. 8310547 in Book 8628 at Page 2329.

ALSO TOGETHER WITH a non-exclusive easement for all utilities and drainage systems as disclosed by that certain Agreement recorded May 12, 2005 as Entry No. 9375372 in Book 9130 at Page 2898.