

14224741 B: 11482 P: 7042 Total Pages: 6  
04/05/2024 10:20 AM By: Jattermann 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  
489 W. South Jordan Parkway, Ste 200  
South Jordan, UT 84095



File No.: 176897-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 South Jordan, 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.:** 20-28-200-009, 20-27-176-001, 20-27-100-008 and 20-21-400-005 (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]*

effective as  
Dated ~~this~~ 5th day of April, 2024.

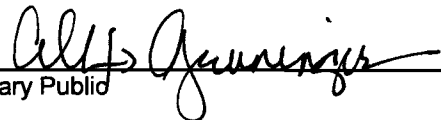
G & N Wood Properties, LLC, a Utah limited  
liability company

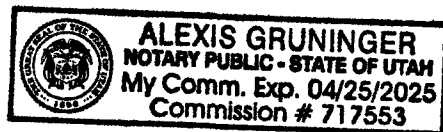
BY:   
Norma G. Wood  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 29<sup>th</sup> day of March, 2024, 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**

**PARCEL 1:**

Beginning at a point that lies North 00°06'38" West 3547.142 feet along the Quarter Section Line and West 535.828 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°57'38" West 49.687 feet; thence North 08°02'22" East 256.054 feet; thence North 81°57'38" West 85.009 feet to a point on a 650.500 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 81.682 feet); thence along the arc of said curve 81.735 feet through a central angle of 07°11'57"; thence North 74°45'41" West 158.464 feet; thence South 15°14'19" West 33.000 feet; thence North 74°45'41" West 119.422 feet; thence South 15°14'19" West 14.500 feet; thence South 00°49'22" West 62.091 feet; thence South 07°27'24" West 29.114 feet; thence North 82°32'36" West 99.000 feet; thence South 07°27'24" West 64.873 feet; thence South 25°00'51" West 22.280 feet; thence North 64°48'06" West 135.441 feet; thence North 50°50'29" West 9.338 feet; thence North 19°54'25" West 109.275 feet; thence South 70°05'00" West 29.908 feet to a point on a 216.500 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 68°37'54" West 10.970 feet); thence along the arc of said curve 10.971 feet through a central angle of 02°54'13"; thence North 19°55'21" West 10.332 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South 26°18'19" East, Chord: North 66°53'20" East 29.868 feet); thence along the arc of said curve 29.884 feet through a central angle of 06°23'20"; thence North 70°05'00" East 88.688 feet to a point on a 268.000 foot radius tangent curve to the right, (radius bears South 19°55'00" East, Chord: North 80°27'25" East 96.515 feet); thence along the arc of said curve 97.044 feet through a central angle of 20°44'50"; thence South 89°10'10" East 113.556 feet to a point on a 268.000 foot radius tangent curve to the right, (radius bears South 00°49'50" West, Chord: South 81°57'55" East 67.216 feet); thence along the arc of said curve 67.394 feet through a central angle of 14°24'29"; thence South 74°45'41" East 235.532 feet to a point on a 639.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 80.237 feet); thence along the arc of said curve 80.290 feet through a central angle of 07°11'57"; thence South 81°57'38" East 134.509 feet; thence South 08°02'22" West 267.900 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point that lies North 00°06'38" West 3637.538 feet along the Quarter Section Line and West 2036.359 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 261.522 feet to a point on a 455.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°32'19" West 181.045 feet); thence along the arc of said curve 182.261 feet through a central angle of 22°57'04"; thence North 82°47'13" West 47.920 feet to a point on a 518.500 foot radius non tangent curve to the right, (radius bears South 87°20'30" East, Chord: North 13°50'11" East 201.030 feet); thence along the arc of said curve 202.310 feet through a central angle of 22°21'21"; thence North 25°00'51" East 256.381 feet; thence South 64°59'09" East 48.578 feet to the point of beginning.

**PARCEL 3:**

Beginning at a point that lies North 00°06'38" West 3948.682 feet along the Quarter Section Line and West 1367.793 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 70°05'00" West 63.670 feet; thence North 20°26'33" West 31.038 feet; thence South 36°41'34" East 17.813 feet; thence South 19°55'00" East 13.764 feet; thence North 70°05'00" East 58.813 feet; thence South 19°55'00" East 0.218 feet to the point of beginning.

**PARCEL 4:**

Beginning at a point that lies North 00°06'38" West 3999.733 feet along the Quarter Section Line and

West 1477.578 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 183.500 foot radius non tangent curve to the left, (radius bears South 30°24'48" East, Chord: South 59°34'05" West 0.120 feet); thence along the arc of said curve 0.120 feet through a central angle of 00°02'14"; thence North 30°26'20" West 144.490 feet to a point on a 329.000 foot radius non tangent curve to the right, (radius bears South 30°26'20" East, Chord: North 59°35'34" East 0.362 feet); thence along the arc of said curve 0.362 feet through a central angle of 00°03'47"; thence South 30°26'20" East 100.243 feet; thence South 30°07'30" East 44.247 feet to the point of beginning.

**PARCEL 5:**

Beginning at a point that lies North 00°06'38" West 4165.012 feet along the Quarter Section Line and West 1508.875 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 23°18'56" West 101.582 feet to a point on a 455.000 foot radius non tangent curve to the right, (radius bears South 21°42'34" East, Chord: North 68°31'18" East 3.669 feet); thence along the arc of said curve 3.669 feet through a central angle of 00°27'43"; thence South 21°14'50" East 99.982 feet; thence South 21°07'30" East 1.549 feet to the point of beginning.

**PARCEL 6:**

Beginning at a point that lies North 00°06'38" West 4393.968 feet along the Quarter Section Line and West 1599.865 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 600.000 foot radius non tangent curve to the left, (radius bears South 21°27'43" East, Chord: South 66°50'46" West 35.431 feet); thence along the arc of said curve 35.436 feet through a central angle of 03°23'02"; thence South 23°33'25" East 83.695 feet to a point on a 330.000 foot radius non tangent curve to the left, (radius bears South 23°09'13" East, Chord: South 66°43'18" West 1.437 feet); thence along the arc of said curve 1.437 feet through a central angle of 00°14'58"; thence North 23°24'11" West 85.000 feet to a point on a 415.000 foot radius non tangent curve to the right, (radius bears South 23°24'11" East, Chord: North 68°20'25" East 25.250 feet); thence along the arc of said curve 25.254 feet through a central angle of 03°29'12"; thence North 70°05'00" East 11.426 feet to the point of beginning.

**PARCEL 7:**

Beginning at a point that lies North 00°06'38" West 4562.299 feet along the Quarter Section Line and West 2847.961 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°40'06" West 180.003 feet; thence South 26°53'02" East 168.764 feet; thence South 60°36'45" West 193.585 feet; thence South 60°36'45" West 257.078 feet to a point on a 235.000 foot radius tangent curve to the left, (radius bears South 29°23'15" East, Chord: South 31°59'41" West 225.115 feet); thence along the arc of said curve 234.755 feet through a central angle of 57°14'10" to a point of reverse curvature with a 1381.000 foot radius tangent curve to the right, (radius bears North 86°37'24" West, Chord: South 05°03'22" West 80.944 feet); thence along the arc of said curve 80.955 feet through a central angle of 03°21'31"; thence South 86°36'14" East 1.002 feet to a point on a 1382.000 foot radius non tangent curve to the right, (radius bears North 83°16'01" West, Chord: South 09°25'22" West 129.717 feet); thence along the arc of said curve 129.765 feet through a central angle of 05°22'47"; thence South 86°36'14" East 211.307 feet; thence South 03°23'46" West 100.000 feet; thence South 09°06'19" East 35.114 feet to a point on a 1235.000 foot radius non tangent curve to the right, (radius bears South 09°06'19" East, Chord: North 81°37'05" East 31.175 feet); thence along the arc of said curve 31.175 feet through a central angle of 01°26'47"; thence South 07°39'32" East 281.717 feet to a point on a 953.000 foot radius non tangent curve to the left, (radius bears South 07°40'31" East, Chord: South 82°18'16" West 0.672 feet); thence along the arc of said curve 0.672 feet through a central angle of 00°02'25" to a point of compound curvature with a 953.000 foot radius tangent curve to the left, (radius bears South 07°42'57" East, Chord: South 60°38'41" West 702.870 feet); thence along the arc of said curve 719.863 feet through a central angle of 43°16'45"; thence North 50°59'42" West 58.000 feet;

thence North 50°22'19" West 80.352 feet; thence North 54°24'09" West 124.172 feet to a point on a 470.000 foot radius non tangent curve to the left, (radius bears South 54°03'27" East, Chord: South 34°59'48" West 15.515 feet); thence along the arc of said curve 15.515 feet through a central angle of 01°53'29"; thence North 55°56'56" West 60.000 feet; thence North 58°08'55" West 108.039 feet; thence South 72°51'54" West 60.634 feet to a point on a 69.645 foot radius non tangent curve to the right, (radius bears South 72°51'55" West, Chord: South 01°59'01" East 36.406 feet); thence along the arc of said curve 36.833 feet through a central angle of 30°18'08" to a point of compound curvature with a 10858.060 foot radius tangent curve to the right, (radius bears North 76°49'57" West, Chord: South 13°50'17" West 254.151 feet); thence along the arc of said curve 254.157 feet through a central angle of 01°20'28"; thence South 27°48'12" West 156.217 feet to a point on a 40.000 foot radius tangent curve to the left, (radius bears South 62°11'48" East, Chord: South 18°59'22" West 12.258 feet); thence along the arc of said curve 12.307 feet through a central angle of 17°37'41"; thence South 10°10'31" West 46.688 feet to a point on a 50.000 foot radius tangent curve to the right, (radius bears North 79°49'29" West, Chord: South 24°29'41" West 24.733 feet); thence along the arc of said curve 24.992 feet through a central angle of 28°38'20" to a point of compound curvature with a 445.441 foot radius tangent curve to the right, (radius bears North 51°11'09" West, Chord: South 43°52'44" West 78.647 feet); thence along the arc of said curve 78.750 feet through a central angle of 10°07'46" to a point of compound curvature with a 200.000 foot radius tangent curve to the right, (radius bears North 41°03'23" West, Chord: South 56°43'32" West 54.162 feet); thence along the arc of said curve 54.329 feet through a central angle of 15°33'50"; thence South 64°30'28" West 65.855 feet to a point on a 436.441 foot radius tangent curve to the right, (radius bears North 25°29'32" West, Chord: South 74°24'11" West 150.005 feet); thence along the arc of said curve 150.753 feet through a central angle of 19°47'27" to a point of compound curvature with a 547.749 foot radius non tangent curve to the right, (radius bears North 05°43'38" West, Chord: South 88°48'16" West 86.552 feet); thence along the arc of said curve 86.643 feet through a central angle of 09°03'47"; thence North 72°19'34" West 51.433 feet to a point on a 149.898 foot radius non tangent curve to the left, (radius bears North 72°47'33" West, Chord: North 02°04'11" East 78.289 feet); thence along the arc of said curve 79.208 feet through a central angle of 30°16'32" to a point of compound curvature with a 280.115 foot radius non tangent curve to the left, (radius bears South 84°10'50" West, Chord: North 18°07'04" West 119.330 feet); thence along the arc of said curve 120.251 feet through a central angle of 24°35'48" to a point of compound curvature with a 246.392 foot radius non tangent curve to the left, (radius bears South 52°00'44" West, Chord: North 51°21'16" West 113.921 feet); thence along the arc of said curve 114.961 feet through a central angle of 26°43'59" to a point of reverse curvature with a 84.399 foot radius non tangent curve to the right, (radius bears North 20°32'21" East, Chord: North 07°23'27" West 149.137 feet); thence along the arc of said curve 182.864 feet through a central angle of 124°08'23"; thence North 52°13'16" East 584.218 feet; thence North 86°57'06" West 16.927 feet; thence North 04°08'39" East 22.667 feet; thence North 85°51'21" West 12.000 feet; thence North 04°08'39" East 155.443 feet; thence North 09°07'54" East 60.000 feet to a point on a 293.436 foot radius non tangent curve to the left, (radius bears North 09°07'54" East, Chord: South 82°56'57" East 21.307 feet); thence along the arc of said curve 21.312 feet through a central angle of 04°09'41"; thence South 85°50'42" East 110.836 feet to a point on a 172.955 foot radius non tangent curve to the right, (radius bears South 85°33'26" East, Chord: North 41°48'50" East 209.959 feet); thence along the arc of said curve 225.619 feet through a central angle of 74°44'33" to a point of reverse curvature with a 357.507 foot radius non tangent curve to the left, (radius bears North 10°53'16" West, Chord: North 68°34'36" East 130.738 feet); thence along the arc of said curve 131.478 feet through a central angle of 21°04'17" to a point of compound curvature with a 233.183 foot radius non tangent curve to the left, (radius bears North 32°00'42" West, Chord: North 34°58'58" East 182.264 feet); thence along the arc of said curve 187.255 feet through a central angle of 46°00'39" to a point of compound curvature with a 233.183 foot radius tangent curve to the left, (radius bears North 78°01'21" West, Chord: North 04°46'09" West 134.379 feet); thence along the arc of said curve 136.312 feet through a central angle of 33°29'36" to a point of reverse curvature with a 368.238 foot radius non tangent curve to the right, (radius bears North 68°27'25" East, Chord: North 03°16'02" West 230.953 feet); thence along the arc of said curve 234.916 feet through a central angle of 36°33'06" to a point of reverse curvature with a 326.764 foot radius non tangent curve to the left, (radius bears North 75°00'20" West, Chord: North 02°42'12" West 198.671 feet); thence along the arc of said curve 201.865 feet through a central angle of 35°23'45"; thence North 21°07'56" West 96.400 feet; thence North 21°07'56" West 231.841 feet; thence South 68°52'59" West 42.500 feet; thence North 21°07'01" West 60.000 feet; thence

North 21°07'01" West 181.911 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears North 68°52'59" East, Chord: North 10°33'31" West 98.949 feet); thence along the arc of said curve 99.511 feet through a central angle of 21°07'01"; thence North 52.461 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears East, Chord: North 15°51'32" East 147.566 feet); thence along the arc of said curve 149.467 feet through a central angle of 31°43'04"; thence North 31°43'04" East 132.453 feet to a point on a 497.000 foot radius non tangent curve to the left, (radius bears South 22°52'05" West, Chord: North 68°25'00" West 22.290 feet); thence along the arc of said curve 22.292 feet through a central angle of 02°34'12"; thence North 24°42'06" West 8.435 feet to a point on a 503.000 foot radius non tangent curve to the left, (radius bears South 19°37'08" West, Chord: North 75°42'37" West 93.432 feet); thence along the arc of said curve 93.567 feet through a central angle of 10°39'29"; thence South 89°55'48" East 110.311 feet; thence South 89°58'36" East 211.410 feet; thence South 40°29'48" West 134.305 feet to a point on a 503.500 foot radius non tangent curve to the right, (radius bears South 38°24'53" West, Chord: South 49°22'34" East 38.819 feet); thence along the arc of said curve 38.828 feet through a central angle of 04°25'06"; thence South 47°10'00" East 122.360 feet to a point on a 291.500 foot radius tangent curve to the left, (radius bears North 42°50'00" East, Chord: North 76°19'36" East 486.192 feet); thence along the arc of said curve 574.969 feet through a central angle of 113°00'47"; thence North 19°49'13" East 84.615 feet to a point on a 268.500 foot radius tangent curve to the right, (radius bears South 70°10'47" East, Chord: North 33°41'06" East 128.682 feet); thence along the arc of said curve 129.946 feet through a central angle of 27°43'46"; thence South 42°27'01" East 48.500 feet; thence South 57°12'27" East 96.915 feet; thence South 28°23'48" East 23.640 feet; thence South 32°47'33" West 77.726 feet; thence South 19°49'13" West 54.049 feet to a point on a 460.000 foot radius non tangent curve to the right, (radius bears North 72°42'00" West, Chord: South 18°46'19" West 23.632 feet); thence along the arc of said curve 23.635 feet through a central angle of 02°56'38" to a point of reverse curvature with a 100.000 foot radius tangent curve to the left, (radius bears South 69°45'22" East, Chord: South 03°49'59" East 81.593 feet); thence along the arc of said curve 84.045 feet through a central angle of 48°09'15"; thence South 27°54'37" East 73.446 feet; thence South 23°25'48" West 25.612 feet; thence South 62°05'23" West 15.000 feet; thence South 27°54'37" East 73.273 feet to a point on a 500.000 foot radius tangent curve to the left, (radius bears North 62°05'23" East, Chord: South 41°00'25" East 226.594 feet); thence along the arc of said curve 228.579 feet through a central angle of 26°11'36"; thence South 54°06'13" East 231.349 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears South 35°53'47" West, Chord: South 40°33'07" East 93.729 feet); thence along the arc of said curve 94.608 feet through a central angle of 27°06'12"; thence South 27°00'01" East 60.397 feet to the point of beginning.

**PARCEL 8:**

Beginning at a point that lies North 00°06'38" West 3265.784 feet along the Quarter Section Line and West 2598.209 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 361.111 feet; thence West 348.673 feet; thence North 381.803 feet; thence South 86°36'14" East 349.286 feet to the point of beginning.