

E 159409 B 386 P 526
Date 21-Dec-2021 09:48AM
Fee: \$70.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simpiifile

Mail Recorded Deed and Tax Notice To:

Wasatch West, LC and Cloverland Investments, LLC
P.O. Box 2000
Layton, UT 84041

SPECIAL WARRANTY DEED

NA Morgan Development, LLC

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

Wasatch West, LC, as to an undivided half interest (50%) and Cloverland Investments, LLC, as to an undivided half interest (50%), as tenants in common

GRANTEE(S) of Layton, 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 **Morgan County**, State of Utah:

See Attached Exhibit "A"

TAX ID NO.: 00-0072-4947, Serial No. 06-290-002-2; 00-0073-7656, Serial No. 06-MRIDG3-0029;
00-0073-7838, Serial No. 06-VALV1-OS; 00-0073-7814, Serial No. 06-VALV1-0001;
00-0073-7815, Serial No. 06-VALV1-0002; 00-0073-7816, Serial No. 06-VALV1-0003;
00-0073-7817, Serial No. 06-VALV1-0004; 00-0073-7818, Serial No. 06-VALV1-0005;
00-0073-7819, Serial No. 06-VALV1-0006; 00-0073-7820, Serial No. 06-VALV1-0007;
00-0073-7821, Serial No. 06-VALV1-0008; 00-0073-7822, Serial No. 06-VALV1-0009;
00-0073-7823, Serial No. 06-VALV1-0010; 00-0073-7824, Serial No. 06-VALV1-0011;
00-0073-7825, Serial No. 06-VALV1-0012; 00-0073-7827, Serial No. 06-VALV1-0014;
00-0073-7828, Serial No. 06-VALV1-0015; 00-0073-7829, Serial No. 06-VALV1-0016;
00-0073-7830, Serial No. 06-VALV1-0017; 00-0073-7831, Serial No. 06-VALV1-0018;
00-0073-7832, Serial No. 06-VALV1-0019; 00-0073-7833, Serial No. 06-VALV1-0020;
00-0073-7834, Serial No. 06-VALV1-0021; 00-0073-7835, Serial No. 06-VALV1-0022;
00-0073-7836, Serial No. 06-VALV1-0023; (for reference purposes only)


SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 3rd day of December, 2021.

NA Morgan Development, LLC

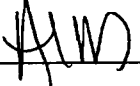
BY: 

Tyrell J. Wall
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 3rd day of December, 2021, before me, personally appeared Tyrell J. Wall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of NA Morgan Development, LLC.

Notary Public



EXHIBIT "A"

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE CENTER OF SAID NORTHEAST QUARTER AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO MAHOGANY RIDGE SUBDIVISION PHASE 3; THENCE SOUTHERLY ALONG SAID MAHOGANY RIDGE SUBDIVISION PHASE 3 TO THE NORTHERLY LINE OF CEDAR HOLLOW SUBDIVISION; THENCE NORTHWESTERLY ALONG CEDAR HOLLOW SUBDIVISION TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY TO THE POINT OF BEGINNING.

00-0072-4947 SERIAL NO. 06-290-002-2

PARCEL 2:

ALL OF LOT 29-R MAHOGANY RIDGE SUBDIVISION PHASE THREE, MORGAN CITY, MORGAN COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED DEC. 1, 2006, AS ENTRY #105484, IN BOOK 239 PAGE 237, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. SUBJECT TO THOSE RESTRICTIONS ASSOCIATED WITH THIS LOT, AND DESCRIBED ON THE DEDICATION PLAT. TOGETHER WITH THAT 1/14TH INTEREST IN THE COMMON AREA AS DESIGNATED ON THE DEDICATION PLAT.

00-0073-7656 SERIAL NO. 06-MRIDG3-0029

PARCEL 3:

ALL OF THAT OPEN SPACE AREA, LOCATED WITHIN THE DEDICATION OF VALLEY VISTA ESTATES SUBDIVISION PHASE 1, MORGAN CITY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD AS RECORDED ON DEC. 1, 2006, AS ENTRY NO. 105485, IN BOOK 239 AT PAGE 238, IN THE OFFICE OF THE COUNTY RECORDER. SAID PARCEL IS THAT WHICH IS NOT DESIGNATED OR DEDICATED AS ROADS, COMMON AREA OR SLOPE EASEMENTS, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, OF SAID SUBDIVISION; THENCE NORTH 54°58'37" WEST 60.05 FEET; THENCE SOUTH 37°05'07" WEST 54.96 FEET; THENCE SOUTH 51°51'11" EAST 60.01 FEET; THENCE NORTH 37°05'07" EAST 58.23 FEET TO THE NORTH LINE OF SAID LOT 23 AND THE POINT OF BEGINNING. (THIS OPEN SPACE PARCEL IS NORTH OF CLOVER LEAF WAY AND WEST OF LOT 23 IN VALLEY VISTA ESTATES PHASE 1)

00-0073-7838 SERIAL NO. 06-VALV1-OS

PARCEL 4:

ALL OF LOTS 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, & 23, VALLEY VISTA ESTATES SUBDIVISION, PHASE 1, MORGAN CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD, AS RECORDED DECEMBER 1, 2006, AS ENTRY #105485, IN BOOK 239 AT PAGE 238, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. TOGETHER WITH THAT UNDIVIDED 1/23RD INTEREST IN THE COMMON AREA AS DEDICATED ON SAID SUBDIVISION.

00-0073-7814, SERIAL NO. 06-VALV1-0001; 00-0073-7815, SERIAL NO. 06-VALV1-0002; 00-0073-7818, SERIAL NO. 06-VALV1-0005; 00-0073-7819, SERIAL NO. 06-VALV1-0006; 00-0073-7820, SERIAL NO. 06-VALV1-0007; 00-0073-7821, SERIAL NO. 06-VALV1-0008; 00-0073-7822, SERIAL NO. 06-VALV1-0009; 00-0073-7823, SERIAL NO. 06-VALV1-0010; 00-0073-7824, SERIAL NO. 06-VALV1-0011; 00-0073-7825, SERIAL NO. 06-VALV1-0012; 00-0073-7827, SERIAL NO. 06-VALV1-0014; 00-0073-7828, SERIAL NO. 06-VALV1-0015; 00-0073-7829, SERIAL NO. 06-VALV1-0016; 0-0073-7830, SERIAL NO. 06-VALV1-0017; 00-0073-7831, SERIAL NO. 06-VALV1-0018; 00-0073-7832, SERIAL NO. 06-VALV1-0019; 00-0073-7833, SERIAL NO. 06-VALV1-0020; 00-0073-7834, SERIAL NO. 06-VALV1-0021; 00-0073-7835, SERIAL NO. 06-VALV1-0022; 00-0073-7836, SERIAL NO. 06-VALV1-0023.

PARCEL 5:

ALL OF LOTS 3-R AND 4-R, VALLEY VISTA ESTATES SUBDIVISION, PHASE 1, MORGAN CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD, AS RECORDED DECEMBER 1, 2006, AS ENTRY #105485, IN BOOK 239 AT PAGE 238, IN THE OFFICE OF THE MORGAN COUNTY RECORDER.
TOGETHER WITH THAT UNDIVIDED 1/23RD INTEREST IN THE COMMON AREA AS DEDICATED ON SAID SUBDIVISION.
SUBJECT TO THE RESTRICTIONS AS DESIGNATED ON THE DEDICATION PLAT.

00-0073-7816 SERIAL NO. 06-VALV1-0003; 00-0073-7817 SERIAL NO. 06-VALV1-0004;