Mail Recorded Deed & Tax Notice To:
Bradley Glen Biddulph and Corinne Biddulph
5036 West Zion Road
Mountain Green, UT 84050

◀▶ COTTONWOOD TITLE

File No.: 166108-MMF

SPECIAL WARRANTY DEED

CW Roam, 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

Bradley Glen Biddulph and Corinne Biddulph, husband and wife as joint tenants,

GRANTEE(S), of Mountain Green, 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:

Unit 164, Building F, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0090-3255; Serial No. 09-ROAMTWN1-0164 (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 27th day of September, 2023.

                                    CW Roam, LLC,
                                    a Utah limited liability company

                                    BY: CW Urban, LLC, a Utah limited
                                        liability company
                                    Its: Managing Member

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

                                    BY:_____
                                        Holton Hunsaker
                                        Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On the 20th day of September, 2023, personally appeared before me Holton Hunsaker, who
acknowledged himself to be the Authorized Agent of CW Development Group, LLC, a Utah limited liability
company, Manager of CW Urban, LLC, a Utah limited liability company, Managing Member of CW Roam,
LLC, a Utah limited liability company, and that he, being authorized so to do, executed the foregoing
instrument for the purposes therein contained.

Notary Public

                                    LANDON J PETERSON
                                    Notary Public, State of Utah
                                    Commission # 730029
                                    My Commission Expires
                                    03/18/27