

E 164451 B 403 P 1477  
Date 16-Oct-2023 04:27PM  
Fee: \$40.00 ACH  
Filed By: BDN  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENC  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Shad Guffey  
5494 Aspen Meadow Lane  
Morgan, UT 84050



File No.: 171605-DWF

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## SPECIAL WARRANTY DEED

**CW Land Co., 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

**Shad Guffey,**

**GRANTEE(S)**, of Morgan, 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**:

Lot 224, ROAM PHASE 2A SINGLE FAMILY, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

**TAX ID NO.:** 00-0092-2808; **Serial No. 09-ROAMSFR2A-0224** (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 September, 2023.

CW Land Co, LLC,  
a Utah limited liability company

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


Its: Managing Member

BY:   
\_\_\_\_\_  
Holton Hunsaker  
Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On the 21st 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, Managing Member of CW Land Co, LLC, a Utah limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public

