

E 164962 B 405 P 1335
Date: 29-Dec-2023 12:27PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

PV3RE, LLC

Attn: Blaine Blood

P.O. Box 145

Kaysville, UT 84037

CT-173324-CAF

SPECIAL WARRANTY DEED

CW LAND CO., LLC, a Utah limited liability company, Grantor, whose address is 610 North 800 West, Centerville, UT 84014, does hereby CONVEY AND WARRANT against all who claim by, through, or under Grantor, but not otherwise, unto PV3RE, LLC, a Utah limited liability company, Grantee whose address is P.O. Box 145, Kaysville, UT 84037, the following described real property in Morgan County, Utah, State of Utah, to wit:

See attached Exhibit A, attached hereto and incorporated herein by this reference.

SUBJECT TO the reservations, easements, covenants, conditions, restrictions, encumbrances, and non-financial encumbrances that are enforceable in law or in equity.

TIN 00-0092-0683; Serial No. 10-005-044-02-1-3-10 1/2

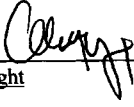
00-0092-4278; Serial No. 10-005-044-02-1-4-8

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WITNESS, the hand of said Grantor, this 29th day of December, 2023.

CW LAND CO., LLC,
a Utah limited liability company

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

By: 
Name: Colin Wright
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 29th day of December, 2023, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Manager of CW Development Group, LLC, which is the Manager of CW Land Co., LLC, and said document was signed by him on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal.

(Seal)




Notary Public

Exhibit "A"
to
Special Warranty Deed

Legal Description of Land

Parcel 1:

PROPOSED LOT 2 OF ROAM COMMERCIAL SUBDIVISION
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET,
SAID POINT BEING S00°05'20"W 1205.22 FEET AND S89°54'40"E 313.60 FEET FROM THE
NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING N00°05'20"E 2671.89 FEET
FROM THE WITNESS MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION 25,
AND BEING N89°54'52"W [N89°43'35"W RECORD FROM ROAM PHASE 1 TOWNHOMES AND
ROAM PHASE 1A SINGLE FAMILY] FROM THE NORTH QUARTER CORNER OF SAID
SECTION 25); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A
RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.44 FEET, A DELTA ANGLE OF 81°53'23", A
CHORD BEARING OF N68°12'44"E, AND A CHORD LENGTH OF 19.66 FEET TO THE
SOUTHERLY RIGHT-OF-WAY LINE OF SNOW CANYON ROAD; THENCE ALONG SAID
SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S70°50'35"E 41.15 FEET; (2)
ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN
ARC LENGTH OF 95.10 FEET, A DELTA ANGLE OF 19°27'34", A CHORD BEARING OF
S80°34'21"E, AND A CHORD LENGTH OF 94.64 FEET; (3) N89°41'52"E 407.29 FEET; (4) ALONG
A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC
LENGTH OF 23.52 FEET, A DELTA ANGLE OF 89°49'15", A CHORD BEARING OF S45°22'58"E,
AND A CHORD LENGTH OF 21.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF
QUEENS GARDEN ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO
(2) COURSES: (1) S00°27'48"E 411.86 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO
THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.72 FEET, A DELTA
ANGLE OF 82°57'22", A CHORD BEARING OF SOUTH 41°00'32" WEST, AND A CHORD
LENGTH OF 19.87 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OLD HIGHWAY ROAD;
THENCE S82°28'57"W 416.50 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE N07°43'22"W 200.65 FEET; THENCE S82°15'02"W 161.96 FEET TO THE EASTERLY
RIGHT-OF-WAY LINE OF 5000 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-
WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N07°45'55"W 6.78 FEET; (2) N10°50'21"W
46.62 FEET; (3) N07°45'55"W 7.48 FEET; AND (4) ALONG A TANGENT CURVE TURNING TO
THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 287.40 FEET, A DELTA
ANGLE OF 35°02'07", A CHORD BEARING OF N09°44'59"E, AND A CHORD LENGTH OF 282.94
FEET TO THE POINT OF BEGINNING.

CONTAINING 261,313 SQUARE FEET OR 6.000 ACRES MORE OR LESS

Parcel 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER
OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
U.S. SURVEY, MT. GREEN, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF OLD HIGHWAY ROAD, BEING 1773.11 FEET SOUTH 0°05'20" WEST ALONG THE SECTION LINE AND 69.00 FEET SOUTH 89°54'40" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID NORTHWEST CORNER BEING NORTH 0°05'20" EAST 2671.89 FEET FROM THE WITNESS MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION 25, AND BEING NORTH 89°54'52" WEST [NORTH 89°43'35" WEST RECORD FOR ROAM PHASE 1 TOWNHOMES AND ROAM PHASE 1A SINGLE FAMILY.]; THENCE NORTH 0°30'23" EAST 218.70 FEET; THENCE NORTH 62°30'54" WEST 514.41 FEET; THENCE NORTH 16°02'12" WEST 256.15 FEET TO THE EASTERLY LINE OF TRAPPERS LOOP ROAD (SR-167); THENCE 149.94 FEET NORTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF A 922.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 9°18'49" AND LONG CHORD OF NORTH 40°35'46" EAST TO THE SOUTHERLY LINE OF ROAM PHASE 1 TOWNHOMES AS RECORDED WITH THE MORGAN COUNTY RECORDER; THENCE NINE (9) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) SOUTH 78°42'08" EAST 122.53 FEET; (2) NORTH 49°10'39" EAST 36.46 FEET TO A POINT OF CURVATURE; (3) SOUTHEASTERLY 24.32 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 24°01'21", AND LONG CHORD OF SOUTH 52°50'02" EAST 24.14 FEET (CENTER BEARS NORTH 49°10'39" EAST); (4) SOUTH 25°28'57" WEST 0.46 FEET TO A POINT OF CURVATURE; (5) EASTERLY 12.12 FEET ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 06°50'24", AND LONG CHORD OF SOUTH 69°07'28" EAST 12.11 FEET (CENTER BEARS NORTH 24°17'45" EAST); (6) NORTH 19°09'43" EAST 5.50 FEET; (7) SOUTH 70°50'17" EAST 307.65 FEET TO A POINT OF CURVATURE; (8) SOUTHEASTERLY 82.35 FEET ALONG THE ARC OF A 236.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 19°56'58", AND LONG CHORD OF SOUTH 60°51'53" EAST 81.93 FEET (CENTER BEARS SOUTH 19°09'38" WEST) TO A POINT OF REVERSE CURVATURE; (9) SOUTHEASTERLY 81.76 FEET ALONG THE ARC OF A 263.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 17°46'39", AND LONG CHORD OF SOUTH 59°46'44" EAST 81.43 FEET TO THE WESTERLY LINE OF ROAM PHASE 1A SINGLE FAMILY AS RECORDED WITH THE MORGAN COUNTY RECORDER, AND A POINT OF CURVATURE; THENCE SEVEN (7) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTHEASTERLY 18.91 FEET ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 39°23'58", AND LONG CHORD OF SOUTH 48°58'02" EAST 18.54 FEET (CENTER BEARS SOUTH 21°19'59" WEST); (2) SOUTH 27°40'57" WEST 9.33 FEET TO A POINT OF CURVATURE; (3) SOUTHERLY 329.11 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 35°34'43", AND LONG CHORD OF SOUTH 10°01'45" WEST 323.85 FEET (CENTER BEARS SOUTH 62°10'54" EAST); (4) SOUTH 7°45'37" EAST 12.67 FEET; (5) SOUTH 5°20'10" EAST 35.47 FEET; (6) SOUTH 7°45'37" EAST 185.87 FEET TO A POINT OF CURVATURE; AND (7) SOUTHERLY 29.28 FEET ALONG THE ARC OF A 38.18 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 43°56'36", AND LONG CHORD OF SOUTH 14°07'13" WEST 28.57 FEET (CENTER BEARS SOUTH 82°08'55" WEST) TO THE NORTHERLY LINE OF OLD HIGHWAY ROAD; THENCE TWO (2) COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: (1) SOUTH 82°29'15" WEST 111.69 FEET; AND (2) WESTERLY 50.76 FEET ALONG THE ARC OF A 1703.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 1°42'27", AND LONG CHORD OF SOUTH 83°00'08" WEST 50.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 314,660 SQUARE FEET OR 7.224 ACRES