

E 165250 B 407 P 123
Date 21-Feb-2024 10:01AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:

Bryce Willardson
998 East Nicholes Avenue
Layton, Utah 84040

Affecting Parcel No.(s): 00-0092-2802

SPECIAL WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company, ("Grantor),

hereby **QUIT CLAIMS** to

Bryce Willardson and Camry Willardson, a married couple, as joint tenants with rights of survivorship, ("Grantees") for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in County of Morgan, State of Utah:

**ALL OF LOT 218, ROAM PHASE 2A SINGLE FAMILY, MORGAN COUNTY, UTAH,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD, AS
RECORDED ON JULY 13, 2023, AS ENTRY NO. 163832, IN BK 401 AT PGS 913 - 914,
IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.345 / 0.35 AC, M,
OR L.**

APN: 00-0092-2802

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Grantor does hereby covenant to and with the Grantees that Grantees are the owners of an undivided interest in fee simple of the Property and that Grantor will warrant and defend the same against all claiming by, through, or under Grantor, but not otherwise.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.
SIGNATURES FOLLOW ON NEXT PAGE.]**

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

WITNESS the hand(s) of said grantor(s), this 20th day of February, 2024.


CW LAND CO., LLC
a Utah limited liability company

By: *Darlene Carter*
Name: Darlene Carter
Title: Chief Executive Officer

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 20th day of February, 2024, personally appeared before me Darlene Carter, whose identity is personally known to me and who by me duly sworn (or affirm), did say she is the Chief Executive Officer of CW Land Co., LLC and said document was signed by her on behalf of said company by authority of its Bylaws and/or resolution of its Members, and said Darlene Carter acknowledged to me said corporation executed the same.

Witness my hand and official seal

(Seal) 

Stephanie Heiner
Notary Public