

E 165338 B 407 P 834  
Date: 27-Feb-2024 04:08PM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Austin Richard Francis  
5945 North Mesa Arch Lane  
Mountain Green, UT 84050



File No.: 172476-DWF

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## 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

**Austin Richard Francis, married man,**

**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 195, Building L, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

**TAX ID NO.:** 00-0090-3286; **Serial No.** 09-ROAMTWN1-0195 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 22nd day of February, 2024.

CW Roam, LLC,  
a Utah limited liability company

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

BY: *Darlene Carter*  
Darlene Carter  
President

STATE OF UTAH

COUNTY OF DAVIS

On the 22nd day of February, 2024, personally appeared before me Darlene Carter, who acknowledged herself to be the President of CW Urban, LLC, a Utah limited liability company, Managing Member of CW Roam, LLC, a Utah limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

*Stephanie Heiner*  
Notary Public

