



\*W3324291\*

MAIL TAX NOTICE TO GRANTEE:  
CW Investments, LLC , a Utah Limited Liability Company  
1750 S. 1900 W. Ste. B6  
West Haven, UT 84401  
File Number: 2483458MLH

E# 3324291 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-May-24 0320 PM FEE \$40.00 DEP SD  
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)  
ELECTRONICALLY RECORDED

### WARRANTY DEED

Anselmi Acres, LLC, a Utah Limited Liability Company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

CW Investments, LLC , a Utah Limited Liability Company, GRANTEE

the following tract of land in Weber County, State of Utah, to-wit

See Attached Legal Description  
TAX ID NUMBER FOR PROPERTY: 15-057-0068 ds

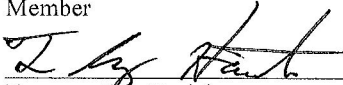
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this 1st day of May, 2024.

Anselmi Acres, LLC, a Utah Limited Liability Company  
By its Member  
Steward Land Holdings, LLC, a Utah Limited Liability  
Company



Bradley Brown  
Member

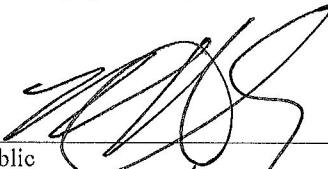
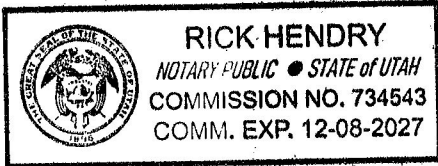


Terrance Sky Hazlehurst  
Member

STATE OF: UTAH

COUNTY OF: WEBER

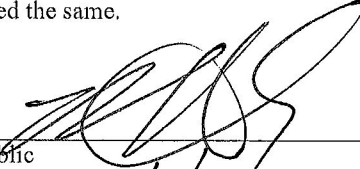
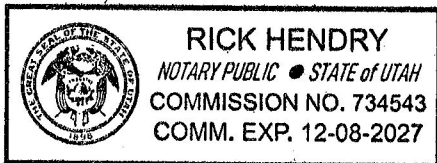
On this 1 day of MAY 2024, personally before me appeared Bradley Brown, who proven on the basis of satisfactory evidence is the Member of Anselmi Acres, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 12/8/27

STATE OF: UTAH

COUNTY OF: WEBER

On this 1 day of MAY 2024, personally before me appeared Terrance Sky Hazlehurst, who proven on the basis of satisfactory evidence is the Member of Anselmi Acres, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 12/8/27

## EXHIBIT A

File No.: 2483458MLH

## LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER OF SECTION LINE OF SAID SECTION 21, SAID POINT BEING S89°12'03"E 945.50 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING N89°12'03"W 2651.49 FEET FROM THE CENTER OF SAID SECTION 21): THENCE S89°12'03"E ALONG SAID SECTION LINE, 374.16 FEET; THENCE S00°29'53"W 1319.83 FEET TO A POINT ON THE EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT LINE; THENCE N89°02'45"W ALONG SAID LINE 742.52 FEET; THENCE N00°30'47"E 415.10 FEET; THENCE S89°29'13"E 341.10 FEET; THENCE N00°30'47"E 638.53 FEET; THENCE S89°29'13"E 26.91 FEET; THENCE N00°30'33"E 262.36 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only:  
Tax ID No. 15-057-0068



\*W3349191\*

Tax notice to be mailed to:  
Grantee CW Investments LLC  
1758 S. 1900 W., Ste B6  
West Haven, VT 05401

E# 3349191 PG 1 OF 2  
LEANN H KILTS, WEBER CTY. RECORDER  
27-NOV-24 1145 AM FEE \$40.00 SED  
REC FOR: STEWART LAND

**WARRANTY DEED**

Steward Land Holdings, LLC, a Utah Limited Liability Company,

hereinafter referred to as Grantor does hereby convey and warrant as to:

CW Investments, LLC, a Utah Limited Liability Company,  
as "Grantee"


for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of **Weber County, State of Utah**, more particularly described as follows:


See Attached Exhibit "A"  
Parcel Number: 15-057-0071 SW

Subject to easements, restrictions and rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

The officer or authorized representative executing this deed certifies that this deed and the conveyance represented herein was in accordance with a resolution passed by its governing body authorizing the same.

Steward Land Holdings, LLC, a Utah Limited Liability Company

  
\_\_\_\_\_  
Bradley Brown, Member 5/1/24  
Date

  
\_\_\_\_\_  
Terrance Sky Hazlehurst, Member 5/1/24  
Date

State of Utah  
County of Weber

On the 4 day of May, 2024, personally appeared before me **Bradley Brown and Terrance Sky Hazlehurst as Members of Steward Land Holdings, LLC, a Utah Limited Liability Company**, who duly acknowledged to me that this deed was executed as the free and voluntary act of the same, in the capacity stated and in accordance with authorities granted the same under the terms and conditions of the operating agreement of the limited liability company.

\_\_\_\_\_  
Notary Public



EXHIBIT "A"

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, 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 4300 WEST STREET, SAID POINT BEING 1149.31 FEET SOUTH 00°30'34" WEST AND 40.00 FEET SOUTH 89°10'04" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°10'04" EAST 190.75 FEET; THENCE NORTH 72°53'04" EAST 63.66 FEET; THENCE NORTH 53°33'14" EAST 98.80 FEET; THENCE NORTH 68°10'26" EAST 109.13 FEET; THENCE NORTH 84°12'43" EAST 107.00 FEET; THENCE SOUTH 00°30'47" WEST 300.84 FEET; THENCE NORTH 89°10'04" WEST 537.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4300 WEST STREET; THENCE NORTH 00°30'34" EAST 167.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED 35 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND THE INSTALLATION OF UTILITIES, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT WHICH BEARS SOUTH 0°30'47" WEST (SOUTH 0°52'02" WEST 1320 FEET) 1316.11 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, AS MONUMENTED, AND RUNNING THENCE NORTH 0°30'47" EAST 35.00 FEET ALONG SAID SECTION LINE, THENCE SOUTH 89°02'21" EAST 577.55 FEET, MORE OR LESS TO THE EAST LINE OF DEGIORGIO FAMILY INVESTMENTS, LLC PROPERTY (15-057-0011), THENCE SOUTH 0°30'47" WEST 35.00 FEET ALONG SAID PROPERTY LINE, THENCE NORTH 89°02'21" WEST (NORTH 89°07'58" WEST) 577.51 FEET, MORE OR LESS TO THE POINT OF BEGINNING.