

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
12/13/2021 04:53:02 PM Fee \$48.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
CW The Terra, LLC, a Utah limited liability company  
1222 W. Legacy Blvd., Suite 6  
Centerville, UT 84014



File No.: 102436-JVP

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## SPECIAL WARRANTY DEED

**Coral Springs Resort, LLC, a Utah limited liability company**

**GRANTOR(S)** of North Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**CW The Terra, LLC, a Utah limited liability company**

**GRANTEE(S)** of Centerville, 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 **Washington County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**


**TAX ID NO.:** H-CSC-2-E-1, H-CSC-2-E-2, H-CSC-2-E-3, H-CSC-2-E-4, H-CSC-2-E-5, H-CSC-2-E-6, H-CSC-2-E-7, H-CSC-2-E-8, H-CSC-2-E-9, H-CSC-2-E-10, H-CSC-2-E-11, H-CSC-2-E-12, H-CSC-2-E-13, H-CSC-2-F-1, H-CSC-2-F-2, H-CSC-2-F-3, H-CSC-2-F-4, H-CSC-2-F-5, H-CSC-2-F-6, H-CSC-2-F-7, H-CSC-2-F-8, H-CSC-2-F-9, H-CSC-2-F-10, H-CSC-2-F-11, H-CSC-2-F-12, H-CSC-2-F-13, H-CSC-2-G-1, H-CSC-2-G-2, H-CSC-2-G-3, H-CSC-2-G-4, H-CSC-2-G-5, H-CSC-2-G-6, H-CSC-2-G-7, H-CSC-2-G-8, H-CSC-2-G-9, H-CSC-2-G-10, H-CSC-2-G-11, H-CSC-2-G-12, H-CSC-2-G-13, H-CSC-2-I-1, H-CSC-2-I-2, H-CSC-2-I-3, H-CSC-2-I-4, H-CSC-2-I-5, H-CSC-2-I-6, H-CSC-2-I-7, H-CSC-2-I-8, H-CSC-2-I-9, H-CSC-2-I-10, H-CSC-2-I-11, H-CSC-2-I-12, H-CSC-2-I-13 and H-4-2-4-440 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 10th day of December, 2021.

Coral Springs Resort, LLC, a Utah limited liability  
company

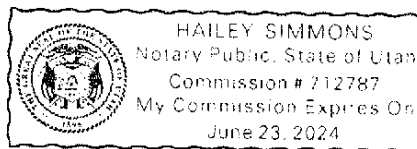
BY:   
\_\_\_\_\_  
Thomas D. Stuart  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 10th day of December, 2021, before me, personally appeared Thomas D. Stuart, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Coral Springs Resort, LLC, a Utah limited liability company.

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



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 in each of Buildings E, F, G and I, CORAL SPRINGS CONDOMINIUMS PHASE 2, a Utah Condominium project, as the same is identified on the Plat recorded in Washington County, State of Utah on January 18th, 2008 as Entry No. 20080002379 (as said Plat may have heretofore been amended and/or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Coral Springs, a Resort Condominium Development, recorded in Washington County, State of Utah on November 7th, 2006 as Entry No. 20060051813, and in that certain Declaration of Annexation [Coral Springs Condominiums Phase 2], recorded in Washington County, State of Utah on May 19th 2008 as Entry No. 20080020520, (as said Declarations may have heretofore been amended and/or supplemented).

Together with the undivided ownership interest in said Condominium Project's Common Area's and Facilities appurtenant to said Units as more particularly defined in said Declarations.

**PARCEL 2:**

Beginning at a point which is North 00°22'33" East 2273.96 feet along the West section line and North 90°00'00" East 353.06 feet from the West quarter corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being on the Northerly boundary line of the Coral Springs, LLC property recorded as Document No. 994604 in Book 1830 at Page 110 in the office of the Washington County Recorder in the State of Utah and running thence North 32°27'35" East 92.62 feet to the point of the arc of a 257.60 foot radius curve concave to the right, the radius point of which bears South 86°16'28" East; thence Northeasterly along the arc of said curve 369.62 feet through a central angle of 82°12'37" to a point of non-tangency the radius point of which bears South 04°03'51" East; thence North 42°33'38" East 73.38 feet; thence South 26°25'12" East 150.38 feet; thence South 60°21'28" East 247.79 feet; thence South 20°37'07" West 286.56 feet; thence South 29°52'45" West 164.10 feet to the Northeasterly corner of said Coral Springs property; thence along said boundary in the following five (5) courses: North 30°30'41" West 119.09 feet; thence North 34°18'29" West 50.00 feet to a point on the arc of a 275.00 foot radius curve concave to the right, the radius point of which bears North 34°18'29" West; thence Southwesterly along the arc of said curve 27.88 feet through a central angle of 05°48'34"; thence South 61°30'12" West 103.87 feet to a point on the arc of a 527.50 foot radius curve concave to the left, the radius point of which bears South 60°11'10" West; thence Northwesterly along the arc of said curve 323.16 feet through a central angle of 35°06'02" to the point of tangency said point also being the point of beginning.