

Special Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
09/20/2024 04:23:15 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
CW The Rise II, LLC, a Utah limited liability company
610 N. 800 W.
Centerville, UT 84014



File No.: 181208-CAF

SPECIAL WARRANTY DEED

CW The Rise, 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

CW The Rise II, 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.: NOT ASSIGNED (for reference purposes only) **W - PL**

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 20th day of September, 2024.

CW The Rise, LLC, a Utah limited liability company

BY: CW The Manager, LLC, its Manager

BY: CW Development Group, LLC, its Manager

BY: *Colin Wright*
Colin Wright
Manager

STATE OF UTAH
Davis
COUNTY OF ~~SALT LAKE~~

On this 20th day of September, 2024, before me, personally appeared Colin Wright, 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 CW The Rise, LLC, a Utah limited liability company.

Stephanie Heiner
Notary Public

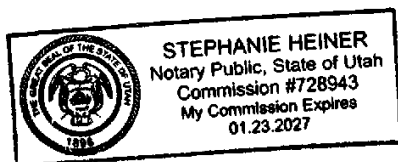


EXHIBIT A
Legal Description

Proposed RISE AT CORAL CANYON PHASE 2 DEVELOPABLE AREA, being more particularly described as follows:

Beginning at a point that is on the Southeasterly line of Telegraph Road as on file in the Washington County Recorder's office. Said point lies South 01°05'53" West 451.72 feet along the Section line and West 828.31 feet from the Northeast corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 40°58'21" East 37.26 feet; thence South 28°53'42" East 164.11 feet; thence South 11°28'36" East 47.49 feet; thence South 05°56'30" West 217.38 feet; thence South 18°59'12" West 141.87 feet; thence South 57°50'40" West 46.07 feet; thence South 50°30'59" West 384.85 feet; thence South 23°15'56" West 3.03 feet; thence North 52°02'18" West 24.13 feet; thence North 35°25'10" West 66.72 feet; thence North 50°30'11" East 75.81 feet; thence North 39°29'05" West 250.93 feet; thence South 50°30'55" West 78.87 feet; thence North 39°18'33" West 77.48 feet to the said Southeasterly line of Telegraph Road; thence North 51°16'56" East along said Southeasterly line 162.68 feet; thence Northeasterly along said Southeasterly line and a 3,340.00 foot radius curve to the left, (long chord bears North 46°06'12" East 602.97 feet, center point lies North 38°43'04" West) through a central angle of 10°21'28", a distance of 603.79 feet to the point of beginning.