



W3204398

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC
10644 S Jordan Gateway, Suite 300
South Jordan, UT 84095
Attention: Kyle Weckesser

E# 3204398 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
15-Dec-21 0337 PM FEE \$40.00 DEP DAC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

1893439

Tax Parcel/Serial No.17-071-0056

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), MARC J. HANSEN, as to an undivided 42.5% interest in the Property (defined below) and JOHN W. HANSEN, as to an undivided 57.5% interest in the Property, collectively, Grantor, of Ogden, Utah, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Weber County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT "A" LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BEGINNING AT THE SOUTHWEST CORNER OF THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 2, (WEBER COUNTY RECORDER'S BOOK 90 PAGES 017-018), SAID POINT BEING 337.68 FEET NORTH 89 DEG 55 MIN 37 SEC WEST AND 286.81 FEET SOUTH 0 DEG 04 MIN 23 SEC WEST FROM THE CENTER OF THE SAID SECTION 32; AND RUNNING THENCE SOUTH 89 DEG 29 MIN 41 SEC EAST 1,121.29 FEET ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY LINE OF THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 1A, (WEBER COUNTY RECORDER'S BOOK 90 PAGES 015-016) AND THE SOUTH BOUNDARY LINE OF THE RANCHES PHASE 3 - A P.R.U.D. SUBDIVISION (WEBER COUNTY RECORDER'S BOOK 83 PAGES 095-096) AND THE SOUTHERN BOUNDARY LINE OF RANCH VIEW TOWNHOMES PHASE 3 (WEBER COUNTY RECORDER'S BOOK 66 PAGE 055); THENCE SOUTH 80 DEG 04 MIN 39 SEC EAST 269.59 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 12 DEG 32 MIN 24 SEC EAST 57.83 FEET ALONG THE EASTERN BOUNDARY LINE OF SAID RANCH VIEW TOWNHOMES PHASE 3; THENCE SOUTH 80 DEG 59 MIN 22 SEC EAST 398.12 FEET; THENCE SOUTH 03 DEG 10 MIN 41 SEC WEST 344.68 FEET TO THE NORTHERN BOUNDARY LINE OF HIDDEN WILLOW ESTATES SUBDIVISION FIRST AMENDMENT (WEBER COUNTY RECORDER'S BOOK 68 PAGES 096-097); THENCE THREE (3) COURSES ALONG SAID AMENDMENT AS FOLLOWS: (1) NORTH 78 DEG 37 MIN 05 SEC WEST 139.74 FEET; (2) NORTH 84 DEG 23 MIN 32 SEC WEST 1,200.06 FEET; AND (3) SOUTH 89 DEG 22 MIN 43 SEC WEST 455.51 FEET TO THE NORTHWEST CORNER OF SAID HIDDEN WILLOW ESTATES SUBDIVISION BEING THE NORTHEAST CORNER OF HIDDEN WILLOW ESTATES WEST SUBDIVISION (WEBER COUNTY RECORDER'S BOOK 64 PAGES 085); THENCE SOUTH 89 DEG 22 MIN 36 SEC WEST 1,082.31 FEET ALONG THE NORTH BOUNDARY LINE OF SAID HIDDEN WILLOW ESTATES WEST SUBDIVISION TO THE EAST BOUNDARY LINE OF WILDFLOWER ESTATES PHASE NO. 4, (WEBER COUNTY RECORDER'S BOOK 73 PAGES 035); THENCE NORTH 04 DEG 24 MIN 19 SEC EAST 296.45 FEET ALONG SAID EAST BOUNDARY LINE; THENCE SOUTH 89 DEG 37 MIN 43 SEC EAST 1,072.55 FEET TO THE WEST BOUNDARY LINE OF SAID THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 2; THENCE SOUTH 01 DEG 29 MIN 49 SEC EAST 10.35 FEET ALONG SAID WEST BOUNDARY LINE TO THE POINT OF BEGINNING.