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BK 7572 PG 2003

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/11/2020 1:00:00 PM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
Woodside Homes of Utah, LLC  
460 West 50 North  
Salt Lake City, UT 84101



File No.: 121224-CAF

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## SPECIAL WARRANTY DEED

CW Shoreline, 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

Woodside Homes of Utah, LLC, a Utah limited liability company

**GRANTEE(S)** of Salt Lake City, 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 **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-103-0053, 12-103-0100, 12-103-0103 and 12-103-0055 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10 day of August, 2020.

CW Shoreline, LLC, a Utah limited liability  
company

By: CW LAND CO., LLC,  
a Utah limited liability company  
Its: Manager

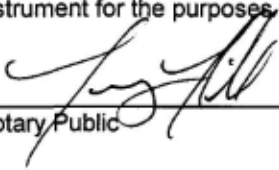
By: CW DEVELOPMENT GROUP, LLC,  
a Utah limited liability company  
Its: Manager

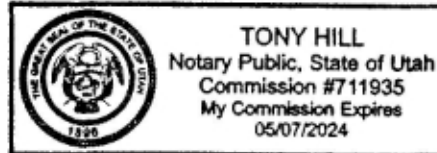
By:   
Colin H. Wright, Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 10 day of August, 2020, personally appeared before me, Colin H. Wright, who acknowledged himself to be the Manager of CW DEVELOPMENT GROUP, LLC, a Utah limited liability company, Manager of CW LAND CO., LLC, a Utah limited liability company, Manager of CW Shoreline, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



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

A parcel of land, situate in the North half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the North-South quarter section line and the South line of Syracuse Meadows Subdivision Plat A, said point being South 00°11'16" West 396.00 feet along the quarter section line from the North quarter corner of said Section 21 and running thence along the South and East lines of Syracuse Meadows Subdivision Plat A the following four (4) courses and distances: 1) South 89°40'58" East 247.61 feet; 2) North 00°19'02" East 115.00 feet; 3) South 89°40'58" East 360.00 feet; 4) North 00°19'02" East 280.97 feet to the North line of said Section 21; thence South 89°32'06" East 4.76 feet along said North line; thence South 00°19'02" West 1,319.74 feet; thence South 89°40'16" East 53.05 feet; thence South 00°11'36" West 658.18 feet to the Northerly line of that portion of 2400 West Street previously dedicated as part of The Fields Subdivision Phase 1 (Entry No. 3194802 in Book 7365, Page 1862); thence along the Northerly and Westerly lines of 2400 West Street and 3200 South Street the following five (5) courses and distances: 1) North 89°48'15" West 66.97 feet; 2) South 00°11'45" West 588.26 feet; 3) Southwesterly 23.60 feet along the arc of a 15.00 foot non-tangent curve to the right (center bears North 89°48'35" West and the long chord bears South 45°15'46" West 21.24 feet with a central angle of 90°08'41"); 4) North 89°40'13" West 1105.14 feet; 5) South 00°04'33" West 58.00 feet to the North line of the Fields Subdivision Phase 1; thence North 89°40'13" West 102.02 feet along said North line of the Fields Subdivision Phase 1 to the Easterly limits of Syracuse City as annexed on 3/4/2019 (Entry No. 3148041 in Book 7219, Page 80-86); thence along said Syracuse City limits the following eight (8) courses and distances: 1) North 00°11'13" East 160.02 feet; 2) South 89°48'47" East 10.00 feet; 3) North 00°11'13" East 100.00 feet; 4) North 89°40'13" West 10.10 feet; 5) North 00°19'47" East 39.75 feet; 6) North 00°11'13" East 230.05 feet; 7) North 89°48'47" West 18.24 feet; 8) North 00°13'13" East 130.00 feet; thence North 89°40'20" West 435.61 feet; thence North 00°19'02" East 241.90 feet; thence Northwesterly 23.58 feet along the arc of a 14.95 foot radius non-tangent curve to the left (center bears North 89°29'34" West and the long chord bears North 44°40'58" West 21.21 feet with a central angle of 90°22'48"); thence North 00°19'28" East 60.00 feet; thence Northeasterly 23.55 feet along the arc of a 14.98 foot radius non-tangent curve to the left (center bears North 00°21'33" East and the long chord bears North 45°19'22" East 21.20 feet with a central angle of 90°04'23"); thence North 00°19'02" East 318.54; thence Northerly 36.67 feet along the arc of a 120.00 foot radius non-tangent curve to the left (center bears North 89°40'58" West and the long chord bears North 08°26'12" West 36.53 feet with a central angle of 17°30'28"); thence Northerly 55.00 feet along the arc of a 180.00 foot radius non-tangent curve to the right (center bears North 72°48'34" East and the long chord bears North 08°26'12" West 54.79 feet with a central angle of 17°30'28"); thence North 00°19'02" East 55.00 feet; thence Northwesterly 23.68 feet along the arc of a 15.21 foot radius tangent curve to the left (center bears North 89°40'58" West and the long chord bears North 44°17'34" West 21.36 feet with a central angle of 89°13'13"); thence North 00°19'02" East 60.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius non-tangent curve to the left (center bears North 00°19'02" East and the long chord bears North 45°19'02" East 21.21 feet with a central angle of 90°00'00"); thence North 00°19'02" East 117.00 feet to the South line of Syracuse Meadows Subdivision Plat 4; thence South 89°40'58" East 687.90 feet along said South line of Syracuse Meadows Subdivision Plat 4 to and along the Southerly line of Syracuse Meadows Subdivision Plat 3; thence along the Southerly and Easterly lines of Syracuse Meadows Subdivision Plat 3 the following four (4) courses and distances: 1) North 73°57'58" East 107.76 feet; 2) North 211.39 feet; 3) North 42°16'31" West 65.83 feet; 4) North 00°19'05" East 290.18 feet to the South line of Syracuse Meadows Subdivision Plat A; thence South 89°40'58" East 344.39 feet along the South line of Syracuse Meadows Subdivision Plat A to the point of beginning.