

Mail Recorded Deed and Tax Notice To:
CW South Davis Rose, LLC, a Delaware limited liability company
1222 W Legacy Crossing Blvd, Suite 6
Centerville, UT 84014



File No.: 130183-CAF

SPECIAL WARRANTY DEED

Teton Investment Holding, 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 South Davis Rose, LLC, a Delaware 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO,

together with Grantor's right, title and interest, if any, in and to (i) all buildings and other improvements thereon, (ii) all roads, bridges and other infrastructure, improvements and fixtures thereon, (iii) sand, clay, gravel and other aggregates of any kind or nature, (iv) all water rights/water shares, and (v) any other privileges, easements, covenants and other rights appertaining thereto.

TAX ID NO.: 08-052-0265, and 08-054-0112 (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.

Dated this 18 day of February, 2021.

Teton Investment Holding, LLC, a Utah limited liability company

BY: Teton Land Company, L.L.C., its Manager,

BY: Spencer Wright
Spencer Wright
Manager

STATE OF UTAH

COUNTY OF David

On the 18 day of February, 2021, personally appeared before me Spencer Wright, who acknowledged himself to be the Manager of Teton Land Company, L.L.C., which is the Manager of Teton Investment Holding, LLC, a Utah limited liability company, and that they, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Julie B. Boyle
Notary Public

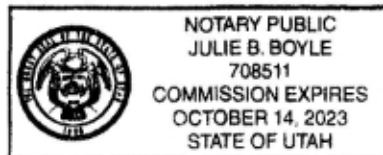


EXHIBIT A PROPERTY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44" WEST 376.32 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1189.56 FEET AND NORTH 32°34'47" WEST 185.53 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A TANGENT, 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2) NORTHWESTERLY ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3) NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A TANGENT, 233.00-FOOT RADIUS CURVE TO THE LEFT; 4) NORTHWESTERLY ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08", CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A NON-TANGENT, 176.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE 66.05 FEET THROUGH A CENTRAL ANGLE OF 21°30'07", CHORD BEARING NORTH 08°14'33" WEST 65.66 FEET; THENCE NORTH 18°59'36" WEST 79.49 FEET TO A POINT ON A TANGENT, 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE 23.55 FEET THROUGH A CENTRAL ANGLE OF 48°11'23", CHORD BEARING NORTH 43°05'18" WEST 22.86 FEET TO A POINT ON A REVERSE 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 136.56 FEET THROUGH A CENTRAL ANGLE OF 156°29'04", CHORD BEARING NORTH 11°03'33" EAST 97.90 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2) NORTH 87°18'01" EAST 55.40 FEET, 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A TANGENT, 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET, TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A POINT OF CURVATURE WITH A NON-TANGENT, 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.72 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 01°40'41", CHORD BEARS SOUTH 29°59'13" EAST 99.72 FEET, THENCE NORTH 89°21'57" WEST 111.86 FEET; THENCE SOUTH 00°36'03" WEST 93.95 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE NORTH 89°21'57" WEST 418.43 FEET (418.38 FEET, BY RECORD) TO A CORNER OF SAID WOOD PROPERTY, THENCE SOUTH 57°25'13" WEST 58.22 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED LAGOON DRIVE AND TO THE POINT OF BEGINNING.

THE STATE PLANE BEARING ALONG THE QUARTER SECTION LINE IS SOUTH 00°27'40" WEST, (DAVIS COUNTY SURVEYOR) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

Tax Id No.: 08-052-0265 and 08-054-0112