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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/5/2022 12:31:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Lauren Gerdeman and Aaron Gerdeman
2965 South 3000 West
Syracuse, UT 84075



File No.: 150145-BCF

WARRANTY DEED

CW Shoreline, LLC, a Utah limited liability company

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants to

Lauren Gerdeman and Aaron Gerdeman, joint tenants

GRANTEE(S) of Syracuse, 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.: 12-103-0130 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


[Signature on following page]

Dated this 3rd day of January, 2022.

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

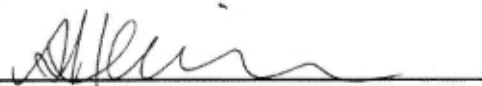


Colin H. Wright
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 3rd day of January, 2022, before me, personally appeared Colin H. 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 Shoreline, LLC, a Utah limited liability company.



Notary Public

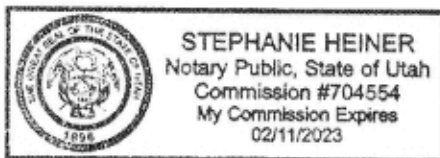


EXHIBIT A
Legal Description

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

Beginning at a point on the West line of said Section 21, said point being South 00°11'28" West 1320.06 feet along the section line from the Northwest corner of said Section 21 (NAD83 Bearing Being: North 89°20'40" West between the North quarter corner and the Northwest corner of said Section 21 as noted on the Davis County NAD83 Township Reference Plat), and running thence South 89°48'32" East 440.00 feet; thence South 00°11'28" West 149.33 feet; thence North 89°48'32" West 440.00 feet to the West line of said Section 21; thence North 00°11'28" East 149.33 feet along the section line to the point of beginning.