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BK 8014 PG 981

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/20/2022 3:11:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED MAIL TO:

CW South Davis Rose, LLC
1222 West Legacy Crossing Blvd., Suite 6
Centerville, UT 84014

Quit Claim Deed

In Reference to Tax ID Number(s):

08-052-0275 and 08-052-0274

QUIT CLAIM DEED

Teton Investment Holding, LLC, a Utah limited liability company,

grantor(s), hereby **QUIT CLAIMS** to

CW South Davis Rose, LLC, a Delaware limited liability company, grantee(s) of Centerville City, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Davis County, State of UTAH:

See Exhibit "A" – Legal Description


TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS]

WITNESS the hand(s) of said grantor(s), this 10 day of March, 2021.

GRANTOR

TETON INVESTMENT HOLDING, LLC,
a Utah limited liability company



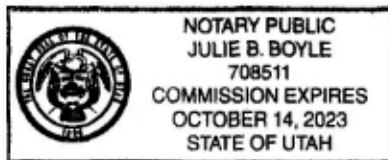
By: Spencer Wright
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 10 day of March, 2021, personally appeared before me Spencer Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Manager of Teton Investment Holding, LLC, a Utah limited liability company and said document was signed by him in behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Spencer Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal

(Seal)





Notary Public

Exhibit "A"

The Rose PRUD Subdivision Boundary 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 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 84.88 FEET TO A POINT ON A NON-TANGENT, 347.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 31.73 FEET THROUGH A CENTRAL ANGLE OF 05°14'19", CHORD BEARING NORTH 19°48'33" WEST 31.72 FEET; THENCE NORTH 17°11'23" WEST 87.26 FEET TO A POINT ON A TANGENT, 35.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE 24.26 FEET THROUGH A CENTRAL ANGLE OF 39°42'54", CHORD BEARING NORTH 37°02'50" WEST 23.78 FEET TO A POINT ON A REVERSE 43.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 79.88 FEET THROUGH A CENTRAL ANGLE OF 106°26'02", CHORD BEARING NORTH 03°41'17" WEST 68.88 FEET TO A POINT ON A NON-TANGENT, 287.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 14.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'38", CHORD BEARS NORTH 02°09'45" WEST 14.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°41'56" WEST 2.29 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 47.43 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 LAGOON DRIVE AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 7.796 ACRES

THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 00°27'40" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.