

Special Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
09/20/2024 04:23:15 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
CW The Rise II, LLC, a Utah limited liability company
610 N. 800 W.
Centerville, UT 84014



File No.: 181208-CAF

SPECIAL WARRANTY DEED

CW The Rise, 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 The Rise II, LLC, a Utah 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 **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: NOT ASSIGNED (for reference purposes only) **W - PL**

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 20th day of September, 2024.

CW The Rise, LLC, a Utah limited liability company

BY: CW The Manager, LLC, its Manager

BY: CW Development Group, LLC, its Manager

BY: *Colin Wright*
Colin Wright
Manager

STATE OF UTAH
Davis
COUNTY OF ~~SALT LAKE~~

On this 20th day of September, 2024, before me, personally appeared Colin 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 The Rise, LLC, a Utah limited liability company.

Stephanie Heiner
Notary Public

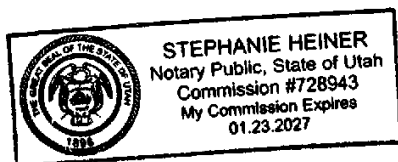


EXHIBIT A
Legal Description

Proposed RISE AT CORAL CANYON PHASE 2 DEVELOPABLE AREA, being more particularly described as follows:

Beginning at a point that is on the Southeasterly line of Telegraph Road as on file in the Washington County Recorder's office. Said point lies South 01°05'53" West 451.72 feet along the Section line and West 828.31 feet from the Northeast corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 40°58'21" East 37.26 feet; thence South 28°53'42" East 164.11 feet; thence South 11°28'36" East 47.49 feet; thence South 05°56'30" West 217.38 feet; thence South 18°59'12" West 141.87 feet; thence South 57°50'40" West 46.07 feet; thence South 50°30'59" West 384.85 feet; thence South 23°15'56" West 3.03 feet; thence North 52°02'18" West 24.13 feet; thence North 35°25'10" West 66.72 feet; thence North 50°30'11" East 75.81 feet; thence North 39°29'05" West 250.93 feet; thence South 50°30'55" West 78.87 feet; thence North 39°18'33" West 77.48 feet to the said Southeasterly line of Telegraph Road; thence North 51°16'56" East along said Southeasterly line 162.68 feet; thence Northeasterly along said Southeasterly line and a 3,340.00 foot radius curve to the left, (long chord bears North 46°06'12" East 602.97 feet, center point lies North 38°43'04" West) through a central angle of 10°21'28", a distance of 603.79 feet to the point of beginning.

Patent Page 1 of 6

Gary Christensen Washington County Recorder
12/10/2024 03:07:19 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

When Recorded Return to/Mail Tax Notice to
Grantee
610 N. 800 W.
Centerville, UT 84014

W-PL

**AMENDED AND RESTATED
STATE OF UTAH PATENT NO. 20996**

WHEREAS, CW THE RISE, LLC, a Utah Limited Liability Company, 610 N. 800 W., Centerville, Utah 84014 has heretofore purchased from the STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, the lands hereinafter described, pursuant to the laws of said State; and

WHEREAS, the said CW THE RISE, LLC, a Utah Limited Liability Company has paid for said lands, pursuant to the conditions of said sale, Development Lease No 1075, and the laws of the State duly enacted in relation thereto, the sum of Four Hundred Seventy Four Thousand Four Hundred Eighty Five Dollars and Thirty Four Cents (\$474,485.34) and all legal interest thereon accrued, as fully appears by the certificate of sale.

WHEREAS, the State of Utah issued Patent 20996 dated September 3, 2024 recorded on September 20, 2024 with the Doc Id 20240029682 (the "Original Patent"), which contained an error in the legal description for the Rise at Coral Canyon Phase 2: Open Space Non-Developable Parcels.

NOW THEREFORE I, SPENCER J. COX, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and of the State of Utah, hereby granting and confirming unto the said CW THE RISE, LLC, a Utah Limited Liability Company the tract or parcel of land, situated in the County of Washington, State of Utah, as more particularly described in **Exhibit A** attached hereto and incorporated by reference. This Amended and Restated State of Utah Patent No. 20996 hereby amends and replaces the Original Patent in its entirety.

TO HAVE AND TO HOLD the above described and granted premises unto the said CW THE RISE, LLC, a Utah Limited Liability Company and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, except for oil and gas previously reserved to the United States, if any, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights

Subject to the Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded on September 21, 2022 as Entry No. 20220043764.

Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, encumbrance, and exception appearing of record or contained in any plat or declaration, including, without limitation, Easement 244 to QWEST Corporation, Easement 1075C to Washington City, and Easement 1075D to Utah Power and Light (ii) exceptions and reservations contained in federal patents and clear lists, (iii) all rights of way for ditches, tunnels,

and telephone transmission lines that have been or may be constructed by the United States as provided by statute and (iv) all reservations and encumbrances set forth in Development Lease No. 1075.

Excepting and reserving an access and utility easement across the granted premises for the benefit of the State and/or Trust Lands Administration, its successors in interest, assigns, permittees, and lessees, as may be necessary to access lands administered by the Trust Lands Administration.

The covenant and restriction on the Open Space Non-Developable Parcel contained within the Original Patent is hereby removed and released in its entirety. All portions of the granted premises in this Amended and Restated Patent identified as Open Space Non-Developable Parcel on **Exhibit A** are conveyed subject to the express covenant and restriction that no development may occur on those portions and that they must remain as Open Space (as defined in Development Lease No. 1075) and kept in their natural condition. This restriction will run with the land, be binding on successors and assigns, and is enforceable by the Trust Lands Administration, adjacent landowners, the Cottonwood Community Homeowners Association, and each of their successors and or/assigns through any proceedings at law or in equity.

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EXHIBIT A
Amended and Restated
State of Utah Patent No. 20996

Description of the Premises

Township 42 South, Range 14 West SLB&M Sections 4, 5, & 8

RISE AT CORAL CANYON PHASE 2: DEVELOPABLE AREA

Beginning at a point that is on the Southeasterly Line of Telegraph Road as on file in the Washington County Recorder's office. Said point lies South 01°05'53" West 451.72 feet along the Section Line and West 828.31 feet from the Northeast Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 40°58'21" East 37.26 feet; thence South 28°53'42" East 164.11 feet; thence South 11°28'36" East 47.49 feet; thence South 05°56'30" West 217.38 feet; thence South 18°59'12" West 141.87 feet; thence South 57°50'40" West 46.07 feet; thence South 50°30'59" West 384.85 feet; thence South 23°15'56" West 3.03 feet; thence North 52°02'18" West 24.13 feet; thence North 35°25'10" West 66.72 feet; thence North 50°30'11" East 75.81 feet; thence North 39°29'05" West 250.93 feet; thence South 50°30'55" West 78.87 feet; thence North 39°18'33" West 77.48 feet to the said Southeasterly Line of Telegraph Road; thence North 51°16'56" East along said Southeasterly Line 162.68 feet; thence northeasterly along said Southeasterly Line and a 3,340.00 foot radius curve to the left, (long chord bears North 46°06'12" East 602.97 feet, center point lies North 38°43'04" West) through a central angle of 10°21'28", a distance of 603.79 feet to the point of beginning.

Containing 264,498 square feet or 6.07 acres.

The entirety of this Property Lies in the Northeast Quarter (NE1/4) of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian

Closure:

Northing Diff: 0.001683

Easting Diff: 0.005857

Azimuth: 286°02'03"

Error Distance 0.006094

Total Distance 2381.650 Ratio: 1/390789

Rise Phase 2 North trail extension Developable

Rise phase 2 north trail (west area)
Extension sitla takedown

Beginning at a point that lies South 01°05'53" West along the section line 469.83 feet and West a distance of 791.13 feet; from the Northeast Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence southerly along a 93.00 foot radius non-tangent curve to the left, (center point lies South 87°24'05" East) through a central angle of 17°11'32", a distance of 27.91 feet; thence North 40°58'21" West 33.60 feet; thence North 88°41'21" East 2.21 feet; thence northeasterly along a 3.00 foot radius curve to the left, (center point lies North 01°18'39" West) through a central angle of 86°05'26", a distance of 4.51 feet; thence northerly along a 107.00 foot radius reverse curve to the right, (center point lies South 87°24'05" East) through a central angle of 37°16'58", a distance of 69.63 feet; thence northeasterly along a 332.00 foot radius compound curve to the right, (center point lies South 50°07'06" East) through a central angle of 28°04'12", a distance of 162.65 feet; thence northeasterly along a 93.00 foot radius reverse curve to the left, (center point lies North 22°02'54" West) through a central angle of 62°36'43", a distance of 101.63 feet; thence northeasterly along a 107.00 foot radius reverse curve to the right, (center point lies South 84°39'37" East) through a central angle of 34°55'25", a distance of 65.22 feet; thence North 40°15'48" East 9.09 feet; thence northeasterly along a 332.00 foot radius curve to the right, (center point lies South 49°44'12" East) through a central angle of 50°12'27", a distance of 290.93 feet; thence South 89°31'46" East 10.08 feet; thence northeasterly along a 118.00 foot radius curve to the left, (center point lies North 00°28'14" East) through a central angle of 69°03'40", a distance of 142.23 feet; thence North 21°24'34" East 33.53 feet; thence northeasterly along a 157.00 foot radius curve to the right, (center point lies South 68°35'26" East) through a central angle of 66°08'48", a distance of 181.25 feet; thence North 87°33'22" East 45.14 feet; more or less to the Washington County/Hurricane City boundary line, thence South 01°05'53" West along said line a distance of 14.03 feet; thence leaving said line and running South 87°33'22" West 44.27 feet; thence southwesterly along a 143.00 foot radius curve to the left, (center point lies South 02°26'38" East) through a central angle of 66°08'48", a distance of 165.09 feet; thence South 21°24'34" West 33.53 feet; thence southwesterly along a 132.00 foot radius curve to the right, (center point lies North 68°35'26" West) through a central angle of 69°03'40", a distance of 159.11 feet; thence North 89°31'46" West 10.08 feet; thence southwesterly along a 318.00 foot radius curve to the left, (center point lies South 00°28'14" West) through a central angle of 50°12'27", a distance of 278.66 feet; thence South 40°15'48" West 9.09 feet; thence southwesterly along a 93.00 foot radius curve to the left, (center point lies South 49°44'12" East) through a central angle of 34°55'25", a distance of 56.69 feet; thence southwesterly along a 107.00 foot radius reverse curve to the right, (center point lies North 84°39'37" West) through a central angle of 62°36'43", a distance of 116.93 feet; thence southwesterly along a 318.00 foot radius reverse curve to the left, (center point lies South 22°02'54" East) through a central angle of 28°04'12", a distance of 155.79 feet; thence southerly along a 93.00 foot radius compound curve to the left, (center point lies South 50°07'06" East) through a central angle of 37°16'54", a distance of 60.51 feet; to the point of beginning.

Containing 15,673 Square Feet or 0.36 Acres.

Closure:

Northing Diff: 0.007912
Easting Diff: 0.006923
Bearing: S41°11'20"W
Error Distance 0.010513
Total Distance 2209.940
Ratio: 1/210206

RISE AT CORAL CANYON PHASE 2: OPEN SPACE NON-DEVELOPABLE PARCEL

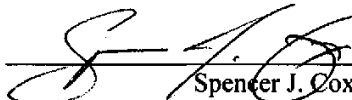
Beginning at a point that lies South 01°05'53" West 1,370.95 feet along the Section Line and West 1,003.01 feet from the Northeast Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 52°02'18" West 127.34 feet; thence North 23°15'56" East 3.03 feet; thence North 50°30'59" East 384.85 feet; thence North 57°50'40" East 46.07 feet; thence North 18°59'12" East 141.87 feet; thence North 05°56'30" East 217.38 feet; thence North 11°28'36" West 47.49 feet; thence North 28°53'42" West 164.11 feet; thence South 40°58'21" East 177.72 feet; thence South 86°33'29" East 121.11 feet; thence South 18°22'32" East 95.14 feet; thence South 26°05'36" West 108.58 feet; thence South 16°45'16" West 88.90 feet; thence South 03°27'54" East 187.97 feet; thence South 14°41'55" West 54.08 feet; thence South 36°48'09" West 94.63 feet; thence South 56°28'50" West 208.91 feet; thence South 75°38'11" West 183.28 feet to the point of beginning.

Containing 163,783 square feet or 3.76 acres.


END

IN TESTIMONY WHEREOF, I affix my signature. Done this 3rd day of December, 2024.

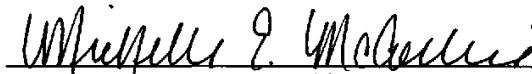
By the Governor:


Spencer J. Cox

Attested:


Deidre M. Henderson
Lieutenant Governor




Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By


Special Assistant Attorney General

Certificate of Sale No. 27204
Fund: Multi-.09%
Miners Hospital-99.1%