

When Recorded Return To:
E&K Enterprises, LLC
c/o Bradley J. Eichers
405 South Main Street #1200
Salt Lake City, UT 84111

SPECIAL WARRANTY DEED

GARFF PROPERTIES-CLEARFIELD, LLC, a Utah Limited Liability Company
Grantor(s)

of Salt Lake City, County of **SALT LAKE**, State of Utah,
hereby **CONVEYS and WARRANTS** against the Acts of the Grantor(s) only to

E&K ENTERPRISES, LLC, a Utah Limited Liability Company
Grantee(s)

of Salt Lake City, County **SALT LAKE**, State of Utah,
for the sum of **TEN DOLLARS AND NO/100** -----DOLLARS,
and other good and valuable consideration

the following described tract of land in **DAVIS** County, State of Utah:

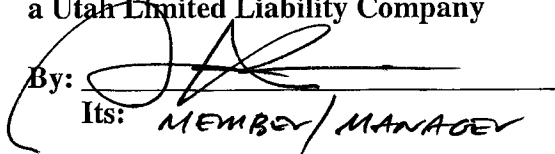
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. **12-630-0002**
0005

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

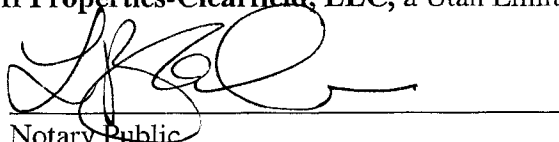
WITNESS, the hand of said grantor(s), this 4th day of March, 2013

GARFF PROPERTIES-CLEARFIELD, LLC
a Utah Limited Liability Company

By: 
Its: MEMBER/MANAGER

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 4th day of March, 2013, personally appeared before me Bradley J. Eichers
it's Manager of **Garff Properties-Clearfield, LLC**, a Utah Limited
Liability Company. The signer of the within instrument, who duly acknowledged to me that he
executed the same, for and on behalf of **Garff Properties-Clearfield, LLC**, a Utah Limited
Liability Company, as manager therein.


Notary Public
Residing at:

My Commission Expires:
LTC 53088/jdj


 **LISA BLAKE**
Notary Public State of Utah
My Commission Expires on:
October 11, 2016
Comm. Number: 659927

EXHIBIT 'A'
LEGAL DESCRIPTION

All of Lot 2, Plaza 700 Commercial Subdivision, Clearfield City, Davis County, Utah, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

ALSO:

Beginning at a point 150.0 feet South of the Northwest corner of the Northeast Quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Meridian, in the City of Clearfield, and running thence East 100.0 feet; thence North 124.4 feet, more or less, to the South line of a street; thence Westerly 100.0 feet, more or less, along the South line of said street to the West line of said Northeast Quarter; thence South 125 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed to Utah Department of Transportation in that certain Warranty Deed recorded October 20, 1997, as Entry No. 1354721, in Book 2189, at Page 906 of Official Records. Described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the Northwest Corner of said entire tract at a point 7.620 meters perpendicularly distant Southerly from the center line of said project at Engineer Station 4+911.617 which is 7.620 meters South 0°09'18" West along the Quarter Section line from the North Quarter Corner of said Section 12, and running thence South 89°26'23" East 30.480 meters to the Northeast Corner of said entire tract; thence South 0°09'18" West 8.314 meters along the Easterly boundary line of said entire tract; thence North 88°30'42" West 30.488 meters to said Quarter Section line being the Westerly boundary line of said entire tract; thence North 0°09'18" East 7.820 meters to the point of beginning. (Note: To obtain distance in feet, divide above distance by 0.3048. Multiply above area by 10.7639 to obtain square feet.)

ALSO LESS AND EXCEPTING THEREFROM:

A parcel of land in fee for the extension of the existing highway State Route 193 known as Project No. S-0193(6)0; being part of an entire tract of property, situate in the NW1/4 NE1/4 of Section 12, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of and are described as

(Continued)

follows: Beginning at the intersection of the North-South Quarter section line, being the westerly boundary line of said entire tract, and the southerly right of way line of 700 South Street at a point 41.69 feet radially distant southerly from the SR-193 control line of said project at Engineer Station 245+69.40. Said point of beginning is 50.66 feet S0°10'51"W. (South by record) along said quarter section line from the North Quarter Corner of said Section 12; and running thence along said southerly right of way line the following three (3) courses and distances: (1) S.88°29'09"E. 100.03 feet; (2) S.0°10'52"W. 2.04 feet; (3) S.89°48'08"E. 39.71 feet to the easterly boundary line of said entire tract; thence S.0°10'52"W. (South by record) 10.39 feet along said easterly boundary to a point 52.50 feet perpendicularly distant southerly from said SR-193 control line at Engineer Station 247+08.65; thence parallel with said SR-193 control line the following two (2) courses and distances: (1) N.88°37'19"W. 23.57 feet to a point of tangency with a 6552.50-foot radius curve to the right; (2) 116.20 feet along the arc of said curve (Note: Chord to said curve bears N.88°06'50"W. for a distance of 116.20 feet) to said quarter section line; thence N.0°10'51"E. (North by record) 10.82 feet along said quarter section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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