

**Prepared by and Return Recorded Deed To:**

Trevin Workman  
632 North Main, Suite 2C  
Logan, Utah 84321

E t **1210845** Bk **2054** Pg **306**  
Date: 2-Jan-2019 08:35 AM Fee \$22.00  
**Cache County, UT**  
Michael Glead, Rec. - Filed By SA  
For **TREVIN WORKMAN**

**Mail Tax Notice To:**

Valley View Business Complex, LLC  
5484 West 3400 South  
Wellsville, Utah 84339

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Property Identified As: Commercial Property  
Property Located At: Logan, Utah

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**WARRANTY DEED**

For Value Received, Cardall's Properties One, LLC, a Utah limited liability company, hereinafter called the Grantor, hereby transfers and warrants unto Valley View Business Complex, LLC, a Utah limited liability company, hereinafter called the Grantee, the following premises, in the County of Cache to-wit:

**Tax/Parcel Nos.: 05-100-0001; 05-100-0008; 05-100-0009; 05-061-0024; 05-100-0004; 05-100-0005; 05-100-0006 and 05-100-0007**  
**Legal: SEE ATTACHED EXHIBIT A**

To have and to hold the said premises, with their appurtenances, unto said Grantee and the Grantee's assigns forever.

Dated this 28 day of December, 2018.



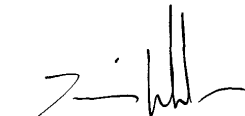
\_\_\_\_\_  
Joseph Alan Cardall, Manager

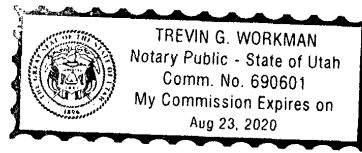
STATE OF UTAH            )  
  )  
COUNTY OF CACHE    )

: ss.

On this December 28, 2018, before me, a Notary Public in and for said State, personally appeared before me Joseph Alan Cardall, who being duly sworn by me, did say that he is the Manager of the above limited liability company and that the said instrument was signed in behalf of said limited liability company by authority of a resolution of the members and

managers and the aforesaid officer acknowledged to me that said limited liability executed the same.

  
\_\_\_\_\_  
Notary Public



Ent 1210845 Bk 2054 Pg 307

## EXHIBIT A

Building 1, VALLEY VIEW BUSINESS PARK, PHASE 1, as shown by the official plat thereof recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 15.42% interest in common area.  
Tax Roll No. 05-100-0001

Building 8, VALLEY VIEW BUSINESS PARK, PHASE 1, as shown by the official plat thereof recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.74% interest in common area.  
Tax Roll No. 05-100-0008

Building 9, VALLEY VIEW BUSINESS PARK, PHASE 1, as shown by the official plat thereof recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.74% interest in common area.  
Tax Roll No. 05-100-0009

Beginning at a point due West of an East-West concrete wall extended which separates two loading docks, said point being 322 feet, more or less, North of a point 550 feet West of a point 18 rods South of the Northeast corner of Lot 2, Block 34, Plat "E" Logan Farm Survey and running thence North 153.2 feet more or less; thence East 85 feet; thence South 153.2 feet, more or less; thence West 85 feet along said concrete wall extended to the point of beginning and further described as being situate in the Northwest quarter of Section 32, Township 12 North, Range 1 East of the Salt Lake Base and Meridian.

Subject to and together with a 25 foot right-of-way the center line described as follows:  
Beginning at a point 120.0 feet East of a point 18 rods South and 550 feet West of the Northeast corner of Lot 2, Block 34, Plat "E" Logan Farm Survey, said point being on the North right-of-way line of Valley View Highway, and running thence North 337.5 feet; thence West 35 feet to subject property.  
Tax Roll No. 05-061-0024

Building 4, Valley View Business Park, Phase 1, as shown by the official plat thereof, recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.98% interest in common area.  
Tax Roll No. 05-100-0004

Building 5, Valley View Business Park, Phase 1, as shown by the official plat thereof, recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.98% interest in common area.  
Tax Roll No. 05-100-0005

Building 6, Valley View Business Park, Phase 1, as shown by the official plat thereof, recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.74% interest in common area.  
Tax Roll No. 05-100-0006

Building 7, Valley View Business Park, Phase 1, as shown by the official plat thereof, recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of Cache County, Utah. Together with 4.74% interest in common area.  
Tax Roll No. 05-100-0007

END 1210845 Bk 2054 Pg 308

WHEN RECORDED RETURN TO:  
Greater Salt Lake Business District  
2595 East 3300 South  
Salt Lake City, Utah 84109  
NT-27106

Ent 840563 Bk 1261 Pg 659  
Date 19-Sep-2003 4:26PM Fee \$12.00  
Michael Glead, Rec. - Filed By CL  
Cache County, UT  
For NORTHERN TITLE COMPANY

**QUIT-CLAIM DEED**

Jason Laird, dba Auto Bahn Performance and Repair, Grantor, of 1394 West Valley Vista Drive, Logan, Utah 84321, hereby **QUIT-CLAIMS** to Jason Laird, an individual, Grantee, of 1394 West Valley Vista Drive, Logan, Utah 84321, for the sum of ONE AND NO/100 DOLLAR and other good and valuable consideration, the following described tract of land in Cache County, State of Utah:


See Exhibit "A" which is attached hereto and made a part hereof by this reference.

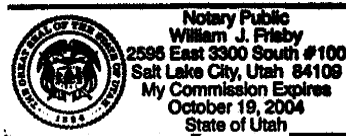
WITNESS the hand of said grantor, September 3, 2003.

  
Jason Laird, dba Auto Bahn Performance and Repair

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF Cache )

The foregoing instrument was acknowledged before me this September 3, 2003 by Jason Laird dba Auto Bahn Performance and Repair.

  
Notary Public



SBA 504 Loan No.: CDC 641 422 4010 UT

**EXHIBIT A**

Ent **840563**, Bk **1261** Pg **660**

The land described in the foregoing document is located in Cache County, State of Utah and is described more particularly as:

**BUILDING 2 VALLEY VIEW BUSINESS PARK, PHASE 1, AS SHOWN BY THE OFFICIAL PLAT FILED JANUARY 12, 2001 AS FILING NO. 752642 IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH.**

**TOGETHER WITH 4.74% INTEREST IN THE COMMON AREA. (05-100-0002)**

Cache Title Company, Inc. 00042829 *R/O*  
MAIL TAX NOTICE TO

Ent 1016151 Bk 1609 Pg 1902  
Date: 16-Feb-2010 10:41 AM Fee \$10.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SG  
For CACHE TITLE COMPANY

### Warranty Deed

#### VALLEY VIEW BUSINESS PARK

of Logan, County of CACHE, State of UTAH, hereby CONVEY and WARRANT to

**EDWARD RICKS AND MICKEY RICKS, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**

of 235 North 1375 West, Logan, UT 84321, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in CACHE County, State of UTAH:

Building 3, VALLEY VIEW BUSINESS PARK, PHASE 1, as shown by the official plat thereof recorded January 12, 2001, as Filing No. 752642 in the office of the Recorder of CACHE County, Utah. TOGETHER with 15.42% interest in common area.

Tax Parcel No. 05-100-0003

WITNESS, the hand(s) of said Grantor(s), this 30th of June, A.D., 2009.

VALLEY VIEW BUSINESS PARK

*David R. Zilles*  
By: Cache Valley Bank, David R. Zilles, Executive Vice President

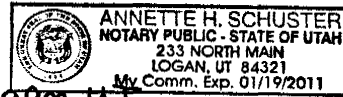
#### PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH )  
)SS  
COUNTY OF Cache )

THIS CERTIFIES that on this 30th day of June 2009, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named DAVID R. ZILLES, Executive Vice President of Cache Valley Bank known to me to be the person named in and who executed the foregoing instrument and who is known to me to be a member of the partnership of VALLEY VIEW BUSINESS PARK acknowledged to me that he executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:  
BY *Annette H. Schuster*



Residing at: Logan UT  
My Commission Expires: 1-19-2011