

DOC ID 20180029506

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
07/18/2018 11:24:13 AM Fee \$12.00 By
NORTH AMERICAN TITLE - SALT LAKE CITY
CENTER

WHEN RECORDED, MAIL TO:

Randy K. Johnson
Kirton & McConkie
60 E. South Temple, Suite 1800
Salt Lake City, Utah 84111

SEND TAX NOTICES TO:

Mitchells Grub Box Properties, LLC
Attn: Myron Mitchell, Manager
3951 West 5400 South
Taylorsville, Utah 84118

40703-12-00403

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Sunwest, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all who claim by, through or under Grantor, to Sunset Bowling Properties, LLC, a Utah limited liability company ("Grantee"), the following described real property in Washington County, State of Utah, together with all rights and privileges appurtenant thereto:

BEGINNING AT A POINT WHICH LIES NORTH 89°28'15" EAST ALONG THE SECTION LINE 70.54 FEET AND SOUTH 348.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 300.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SUNSET BLVD. SAID POINT BEING ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 11°56'30" WEST 2814.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE OF SUNSET BLVD. 367.02 FEET; THENCE NORTH 291.944 FEET; THENCE NORTH 80°33'06" EAST 367.99 FEET TO THE TRUE POINT OF BEGINNING.

Tax I.D.: Tax Parcel No. SG-6-2-23-4126

TOGETHER WITH all buildings, fixtures, and improvements thereof and appurtenances thereunto belonging, and all water rights, rights of way, easements, and privileges now or hereafter used or enjoyed with said property or any part thereof, SUBJECT TO current taxes and assessments, easements, rights of way, restrictions, and reservations of record.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

