

13837580  
12/2/2021 10:28:00 AM \$40.00  
Book - 11276 Pg - 9436-9439  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**PREPARED BY:**

**ANNE C. GRAHAM-BERGIN  
ASSOCIATE COUNSEL  
MISTER CAR WASH  
222 E 5TH ST  
TUCSON, AZ 85705**

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**WHEN RECORDED MAIL TO:**

**FIDELITY NATIONAL TITLE CO – NCS DIV  
ONE EAST WASHINGTON STREET, SUITE 450  
PHOENIX, AZ 85004  
ATTN: KELLI VOS  
(602)343-7572**

*26-25-202-003*  
**TITLE NO.: 148812-ETF**

**ESCROW NO.: Z2138549KJV**

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**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**SPECIAL WARRANTY DEED**

**WHEN RECORDED MAIL TO:**

**Mister Car Wash  
222 E. 5<sup>th</sup> Street  
Tucson, AZ 85705  
Attn: Legal Dept**

PLEASE MAIL TAX NOTICE TO GRANTEE  
AT ITS ADDRESS LISTED BELOW

*Space Above for County Recorder's Use*

Tax Parcel ID Nos.: All or portions of  
26-25-202-003

**SPECIAL WARRANTY DEED**

**TFC Anthem Mister, LLC, a Utah limited liability company (“Grantor”)**, of Salt Lake County, Utah, hereby conveys and warrants only as against all claiming by, through, or under the Grantor to **CWP West Corp., a Delaware corporation (“Grantee”)**, having an address of 222 E. 5<sup>th</sup> Street, Tucson, AZ 85705, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the “**Property**”)

TOGETHER WITH (i) any and all improvements on the Property; (ii) all fixtures affixed to the Property or any improvements thereon; (iii) Grantor’s interest, if any, in all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to the Property; and (iv) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to the Property.

SUBJECT TO all matters of record, taxes and assessments not yet due and payable, and matters which would be shown by a current survey or inspection of the Property. Grantor does hereby bind itself to warrant title to the Property unto the said Grantee, Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof by, through or under Grantor, but none other, subject however to the foregoing matters.

Executed and made effective on the 23<sup>rd</sup> day of September, 2021.

**GRANTOR:**

**TFC Anthem Mister, LLC**  
a Utah limited liability company

By: [Signature]  
Print Name: Jason E. Smith  
Title: Manager

**ACKNOWLEDGMENT**

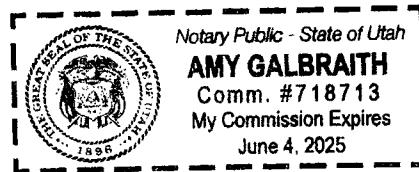
STATE OF UTAH                    )  
  : ss.  
COUNTY OF Salt Lake        )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2021, by Jason E. Smith of TFC Anthem Mister, LLC, a Utah limited liability.

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake City

My Commission Expires:

6/4/2025



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**LEGAL DESCRIPTION OF PROPERTY**

The real property referenced in the foregoing Special Warranty Deed as the "Property" is located in Salt Lake County, Utah and is more particularly described as follows:

**PARCEL 1:**

Lot 401, ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION, Amending Lots 302 and 308 of Anthem Commercial 3rd Amended Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on December 4, 2019 as Entry No. 13139821 in Book 2019P at Page 331.

**PARCEL 1A:**

A non-exclusive, perpetual easement for access and the ingress, egress and parking of vehicles as defined and disclosed in that certain Declaration of Easements and Conditions recorded April 23, 2019 as Entry No. 12973216 in Book 10772 at Page 8661 of Official Records and that certain First Amendment to Declaration of Easements and Conditions recorded August 13, 2019 as Entry No. 13051013 in Book 10815 at Page 8588 of Official Records.