

Mail Recorded Deed and Tax Notice To:  
CW The June, LLC, a Utah limited liability company  
1222 West Legacy Crossing Blvd., Suite 6  
Centerville, UT 84014



File No.: 142165-CAF

**13909972 B: 11316 P: 2519 Total Pages: 3**  
**03/11/2022 04:17 PM By: dsalazar Fees: \$40.00**  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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## SPECIAL WARRANTY DEED

**Ken's Automotive Service, Inc., a Utah corporation**

**GRANTOR(S)** of Millcreek, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**CW The June, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

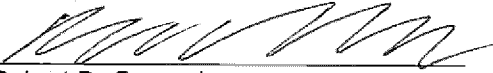
**TAX ID NO.:** 15-01-454-009 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 11th day of March, 2022.

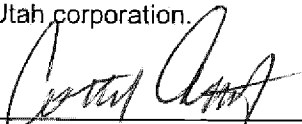
Ken's Automotive Service, Inc., a Utah corporation

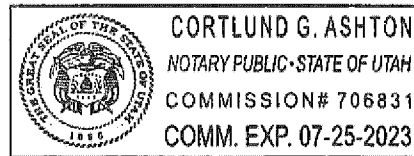
BY:   
Robert D. Gempeler  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of March, 2022, before me, personally appeared Robert D. Gempeler, 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 Ken's Automotive Service, Inc., a Utah corporation.

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



**EXHIBIT A**  
**Legal Description**

Commencing at the Northeast corner of Lot 7, Block 25, Plat A, Salt Lake City Survey and running thence South 2.5 rods; thence West 10 rods; thence North 2.5 rods; thence East 10 rods to the beginning.

Mail Recorded Deed and Tax Notice To:  
CW The June, LLC, a Utah limited liability company  
1222 West Legacy Crossing Blvd., Suite 6  
Centerville, UT 84014



**COTTONWOOD  
TITLE**

File No.: 142163-CAF

**13909974 B: 11316 P: 2523 Total Pages: 3**  
**03/11/2022 04:18 PM By: ggasca Fees: \$40.00**  
**SWD- SPECIAL WARRANTY DEED**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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## **SPECIAL WARRANTY DEED**

**KAS, LLC, a Utah limited liability company**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**CW The June, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

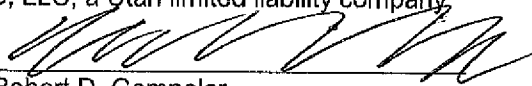
**TAX ID NO.:** 15-01-454-014 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 11th day of March, 2022.


KAS, LLC, a Utah limited liability company

BY:   
Robert D. Gempeler  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of March, 2022, before me, personally appeared Robert D. Gempeler, 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 KAS, LLC, a Utah limited liability company.

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



**EXHIBIT A**  
**Legal Description**

Commencing at the Southeast corner of Lot 7, Block 25, Plat "A", Salt Lake City Survey and running thence North 2 rods; thence West 10 rods; thence South 3 rods; thence East 10 rods; thence North 1 rod to the point of commencement.

ALSO:

Commencing 5 rods South from the Northeast corner of Lot 7, Block 25, Plat "A", Salt Lake City Survey and running thence South 3 rods; thence West 10 rods; thence North 3 rods; thence East 10 rods to the point of commencement.

ALSO:

Beginning at a point 2-1/2 rods South of the Northeast corner of Lot 7, Block 25, Plat "A", Salt Lake City Survey and running thence South 2-1/2 rods; thence West 10 rods; thence North 2-1/2 rods; thence East 10 rods to the point of beginning.