

FOUNDERS TITLE COMPANY NO. F-78360UT

WHEN RECORDED MAIL TO:
Garff Wade Properties, LLC
405 South Main Street #1200
Salt Lake City, UT 84111

SPECIAL WARRANTY DEED

GARFF-WARNER AUTOMOTIVE GROUP, LLC,

Grantor,

of Salt Lake City,

County of Salt Lake,

State of Utah,

hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to

GARFF WADE PROPERTIES, LLC, a Utah limited liability company,

Grantee

of Salt Lake City, Utah for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described
tract of land in UTAH County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for
the year 2009 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 30th day of October, 2009.

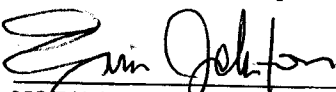
Garff-Warner Automotive Group, LLC

By: Warner Automotive Group, LLC,
Co-Manager

By: Bradley J. Eichers, President

STATE OF UTAH
COUNTY OF SALT LAKE

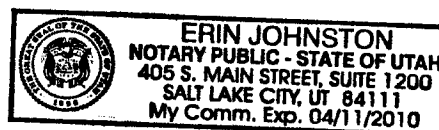
On the 30th day of October, A.D., 2009, Personally appeared before me Bradley J. Eichers, President of Warner Automotive Group, LLC, who is the Co-Manager of Garff-Warner Automotive Group, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same, as President of and on behalf of said - Warner Automotive Group, LLC, by authority, as the Co-Manager of Garff-Warner Automotive Group, LLC.



NOTARY PUBLIC

Residing at: SLC, Utah

My Commission Expires: 4-11-2010



LEGAL DESCRIPTION
EXHIBIT "A"

Commencing at a point located South 89° 08' 12" East along the Section line 671.43 feet and South 791.68 feet from the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 53' 08" East along a fence 118.57 feet; thence South 89° 36' 34" East along a fence 93.13 feet; thence South 89° 49' 44" East along a fence 204.45 feet; thence South 04° 05' 45" West 261.55 feet; thence North 89° 59' 06" West 3.00 feet; thence South 06° 53' 54" West 83.54 feet; thence South 84° 19' 11" East 4.70 feet; thence South 01° 51' 54" West 16.78 feet; thence North 89° 04' 02" West along the North line of 1400 South Street 383.37; thence along the arc of a 56.00 foot radius curve to the left 16.58 feet (chord bears South 82° 27' 07" West 16.52 feet); thence North 01° 46' 55" East along a fence 358.17 feet to the point of beginning.

The following is shown for information purposes only: 19-028-0075 and 19:028:076