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8/13/2013 11:28:00 AM \$13.00  
Book - 10168 Pg - 3851-3852  
Gary W. Ott  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:  
Grantee  
11643 South Redwood Road  
South Jordan, UT 84095  
MNT File No.: 34506  
Tax ID No.: 27-32-377-003,004

## SPECIAL WARRANTY DEED

Riverton Depot, LLC, a Utah limited liability company

**GRANTOR** of Midvale, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to :

Blood Brothers Holdings LLC, a Utah limited liability company, dba Sparkle Express Car Wash 2,

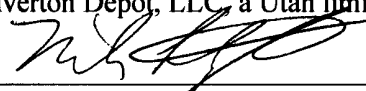
**GRANTEE** of 11643 South Redwood Road, South Jordan, UT 84095 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

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

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), August 12, 2013.

Riverton Depot, LLC, a Utah limited liability company

  
\_\_\_\_\_  
Mike Stangl, Manager

STATE of Utah, County of Salt Lake ) ss:

On this date, 12th day of August, 2013, personally appeared before me Mike Stangl, who being by me duly sworn did say, that he is the Manager of Riverton Depot, LLC, a Utah limited liability company, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Mike Stangl acknowledged to me that said corporation executed the same.

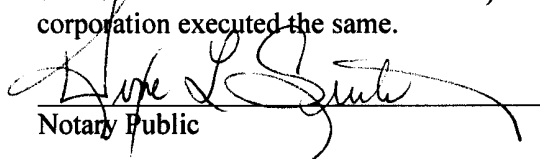
  
\_\_\_\_\_  
Notary Public



Exhibit "A"

Parcel 1: (Lot 2B, 2nd Amended)

The Home Depot, a Commercial Subdivision

A part of Lot 2A and 2B of the ADJUSTED HOME DEPOT, A COMMERCIAL SUBDIVISION by metes and bounds, recorded as Entry No.9774085, in Book 9318, at Page 2178 in the Office of the Salt Lake County Recorder being within the Southwest quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverton, Salt Lake County, Utah:

Beginning at the front lot corner common to Lots 2B and 5 of said adjusted subdivision at a point on the Westerly line of Market Center Drive as it exists at 40.00 foot half-width located 766.10 feet North 89°51'35" West along the section line; and 347.20 feet North 00°08'25" East from the South quarter corner of said Section 32; and running thence West 393.37 feet along the Southerly line of said Lots 2A and 2B to the Southwesterly corner of said Lot 2A; thence along the Westerly line of said Lot 2B the following two courses: North 00°08'37" East 41.82 feet to a point of curvature; and Northwesterly along the arc of a 100.00 foot radius curve to the left a distance of 63.44 feet (Central Angle equals 36°21'03" and Long Chord bears North 18°01'55" West 62.39 feet); thence North 53°47'25" East 146.40 feet; thence South 45°00'00" East 25.26 feet; thence South 89°51'35" East 196.01 feet; thence North 57°11'15" East 59.17 feet to the Westerly line of said Market Center Drive; thence along said Westerly line the following two courses: Southeasterly along the arc of a 195.00 foot radius curve to the right a distance of 112.11 feet (Central Angle equals 32°56'27" and Long Chord bears South 16°19'49" East 110.57 feet) to a point of tangency; and South 00°08'25" West 95.23 feet to the point of beginning.

Parcel 1A:

Together with the rights contained in that certain Restriction Agreement and Grant of Easements recorded December 01,2005, as Entry No. 9569861, in Book 9224, at Page 9448 of Official Records.

Parcel 1B:

Together with the rights contained in that certain Restriction Agreement and Grant of Easements recorded October 19, 2006, as Entry No. 9881801, in Book 9367, at Page 8708 of Official Records.